



Rosewood Gardens, High Wycombe, Buckinghamshire, HP12 4RU

Ground Floor Retirement Apartment In A Development For The Over 60's.

| Ground Floor Retirement Apartment | Private Entrance | Entrance Hall | Living Room | Two Bedrooms | Shower Room | Gas Central Heating | Double Glazing | Communal Gardens | Resident Parking |

Ground floor retirement apartment, set amongst well kept communal gardens, in this popular development for the over 60's. The property is situated at the back of development away from the road within a short distance of local shops and amenities. A bus stop is located to the front of the development providing access to High Wycombe town centre. Accommodation comprising: Private entrance, entrance hall, living room, kitchen, two bedrooms, shower room, gas c/h, double glazing, resident parking, communal gardens, no onward chain.

Price... £135,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	74	76
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

The property is on a development which is restricted to sale to and occupation only by persons aged 60 years of age or more. Under the leasehold scheme for the elderly (LSE) the buyer can only purchase a 70% of the equity in the property. The buyer is not permitted to staircase up to full ownership. The lease is not capable of being assigned. A sale is affected by surrender of the lease and a new lease is granted to the buyer. Upon each sale and surrender of the lease the landlord/freeholder, Red Kite Community Housing, is entitled to a capital payment in the sinking fund for the future maintenance of the scheme of 0.5% of the then current value of the 70% share multiplied by the number of complete years and complete months that have lapsed since the lease was granted.

DIRECTIONS

From the town centre, head west on the A40 West Wycombe Road and after approximately a mile and a half and just before reaching the second major set of traffic lights, turn left into Mill End Road. At the end of Mill End Road bear left at both mini roundabouts into New Road and ascend the hill for approximately 1 mile. As the road levels Rosewood Gardens can be found on the left-hand side, shortly after the turning for Rutland Avenue. The property is located to the rear of the development.

ADDITIONAL INFORMATION

Leasehold, remaining term to be confirmed.

COUNCIL TAX

Band B

EPC RATING

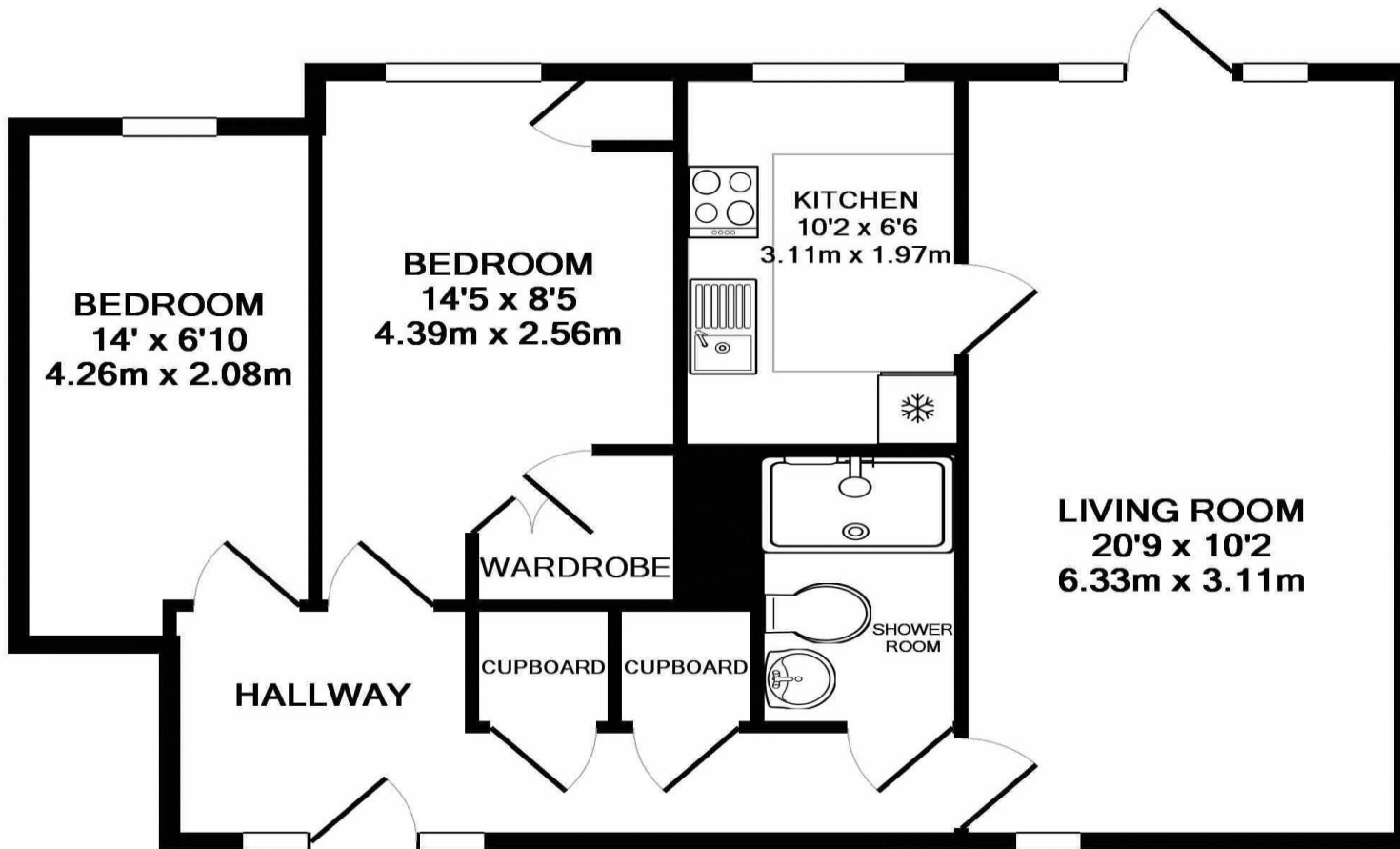
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





Measurements are approximate. Not to scale. Illustrative purposes only
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The **wye** Partnership