

Wrights Meadow Road, High Wycombe, Buckinghamshire, HP11 1NQ

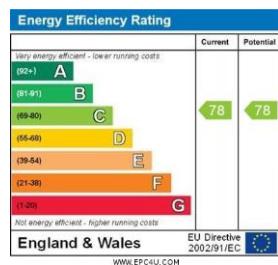
A well-presented first floor apartment situated within this highly regarded development close to Wycombe Retail Park and convenient to M40 motorway access at junction 3.

Well Maintained Communal Entrance Hall | Front Door | Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen Including Newly Replacement Appliances | Lounge Access To A Private Enclosed South Facing Patio | Good Size Double Bedroom With Built In Wardrobes | Modern Fitted Family Bathroom | Recently Installed Energy Efficient Electric Boiler | Wet Radiator System | Double Glazed Windows | Immaculate Condition Throughout | Gated Access To Allocated Parking | Long Lease Remaining | Popular Development Close To Retail Park & M40 Motorway | Ample Additional On Road Parking | Secure Entryphone System | We Hold Keys | Must Be Seen Inside |

We are delighted to offer for sale this immaculate one-bedroom, ground floor apartment located in a small, highly regarded and sought-after development, close to Junction 3 of the M40 motorway. The property has been improved by the current sellers and offers a recently fitted electric boiler serving a wet radiator heating system, double glazed windows, a modern fitted kitchen including recently refitted appliances, good size lounge with access to a enclosed south facing private patio area, a large double bedroom with built-in wardrobes and modern family bathroom. Externally the property has a private parking space accessed via a secure electric gates and ample unrestricted on road parking in the area. Having always been popular with first time buyers and buy to let investors due to the quality of the development, the property is held on a long remaining lease term and viewing is highly recommended. The sellers have found a new home so there is no upper chain.

Price... Offers in Excess of £200,000

Leasehold



LOCATION

This excellent apartment is part of a small development 2 miles East of High Wycombe town centre. This town provides extensive amenities including 25-minute London Marylebone trains and Beaconsfield Old Town is less than 4 miles away with a range of fine restaurants. Frequent Heathrow buses pass along the A40 London Road, 3/4 minutes walk, and junction 3 of the M40 is approximately five minutes drive. Local, quickly reached amenities are plentiful among them a gym, M&S Simply Food and the large Kingsmead Park.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and pass over two mini-roundabouts. Proceed through the first two sets of traffic lights thereafter and at the next set turn right into Abbey Barn Road. Take the first turning on the right-hand side into Wrights Meadow Road where the development can be found immediately on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 978 Years remaining: Service Charge; £1238.00 Per annum: Ground Rent; £428.01 Per annum.

COUNCIL TAX

Band B

EPC RATING

C

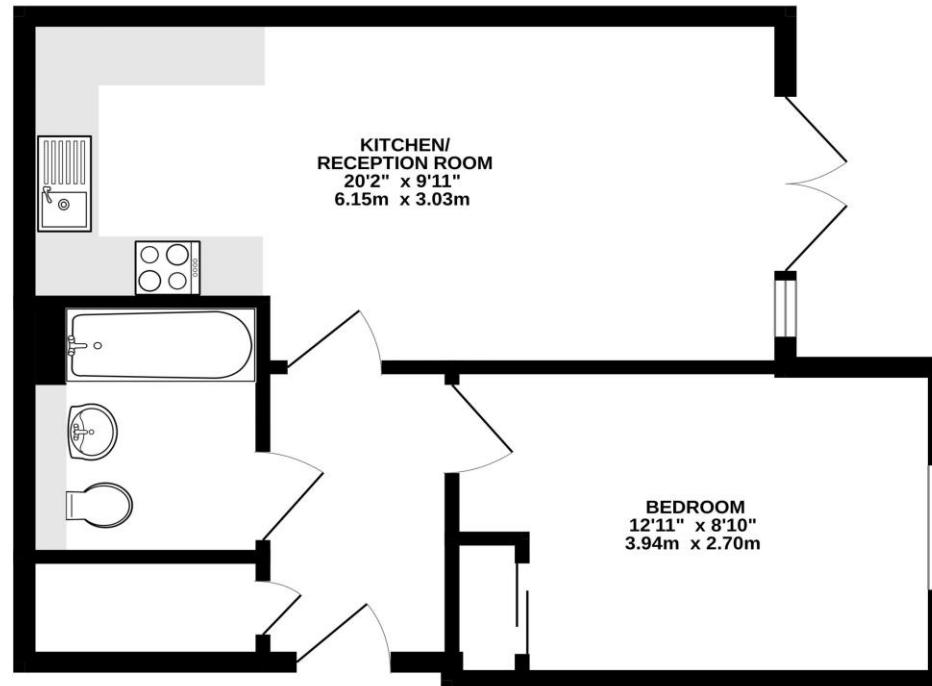
MORTGAGE

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.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq ft (39.4 sq m.) APPROX.

Whilst every attempt has been made to ensure accuracy, all dimensions, areas and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their present or efficient state can be given.
Made with Metaphix 5000.



Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership