



Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP

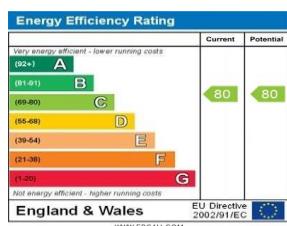
An immaculate first floor apartment in a quiet location overlooking a stream in this highly regarded and much sought-after residential development close to Wycombe town centre

| Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall With Large Storage Cupboard | Open Plan Lounge With French Doors Leading To A Lovely Balcony Overlooking A Stream | Modern Fitted Kitchen Including Appliances | Two Double Bedrooms | Modern Four Piece Family Bathroom Including Walk In Shower Cubicle | 991 Year Lease | Immaculate Condition | First Floor | Allocated Parking | Use Of Bike Shed | Immaculate Apartment | Amazing location In The Development | Allocated Parking | Set On 4.5 Acre Landscaped Development | Highly Sought-After Location | Long Remaining Lease | No Upper Chain |

An immaculate and much improved first floor apartment in a quiet location overlooking a stream in this highly regarded, and much sought-after residential development close to Wycombe town centre. The property is heated via gas central heating to radiators, has double glazed windows, a modern fitted kitchen including appliances, open plan lounge with french doors leading to a lovely balcony overlooking the stream, two double bedrooms, modern four-piece bathroom including walk in shower cubicle. Accessed via secure entry phone system, the property has allocated car parking, and the use of a communal bike storage shed. The development itself offers miles of footpaths winding around the river and well-maintained communal gardens and parkland. A must-see apartment with a long lease and being sold with no upper chain.

Price... £285,500

Freehold



LOCATION

A stunning two-bedroom apartment located within the sought after Wye Dene development set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station with regular fast service to London Marylebone and its large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue across two mini-roundabouts. After the second bear right at the traffic lights into Wye Dene and upon approaching the roundabout take the first exit into Chequers Avenue where the property can be found immediately on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 987 years remaining: Service Charge; £2072.00 per annum: Ground Rent; £806.90 per annum.

COUNCIL TAX

Band C

EPIC RATING

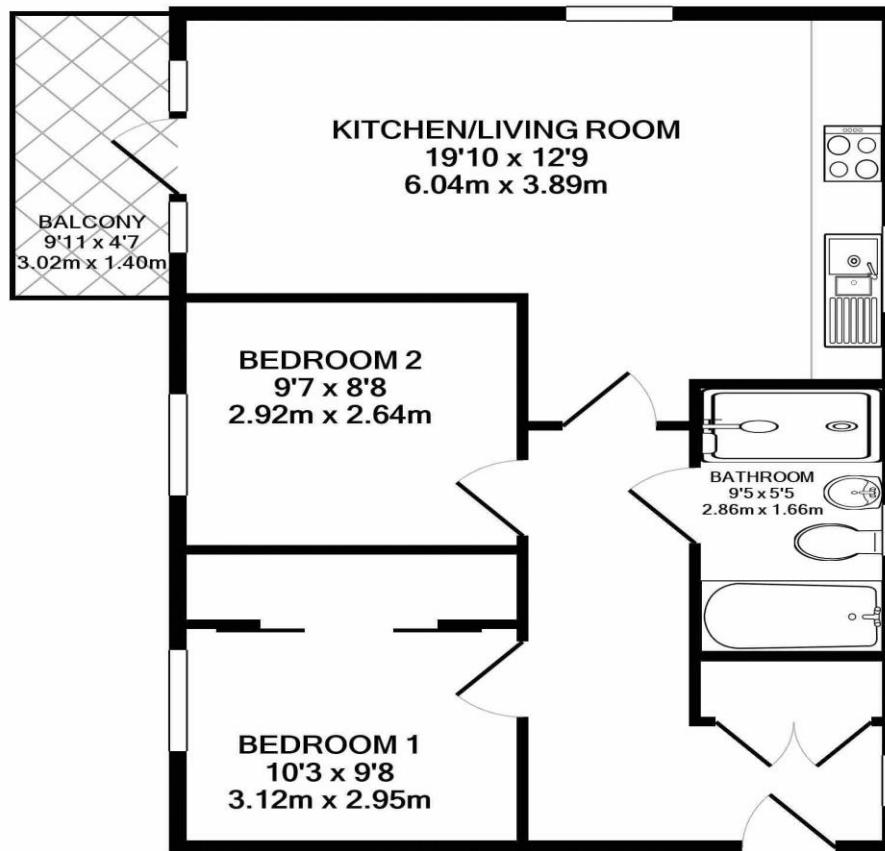
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MORTGAGE

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.



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 operability or efficiency can be given.
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The **wye** Partnership