

A white rectangular sign with a black border, mounted on a black wrought-iron bracket. The sign features the text "Loakes Place" in a black, serif font. The background of the image shows a brick building with a window and some foliage.

**Loakes
Place**

Flat 4, Loakes Place, High Wycombe, Buckinghamshire, HP11 2AG - £325,000

A delightful first floor character apartment situated in this Grade II listed brick and fling building in the heart of High Wycombe.

Stunning Conversion Of Grade II Listed Brick And Flint Building | Entryphone System | Grand Communal Entrance Hall | High Street Location | Entrance Hall | Good Size Lounge/Dining Room | Fully Fitted Kitchen With Appliances | Private South Facing Decked Area | Two Bedrooms | Two Bath/Shower Rooms | Mezzanine Level For 3rd Bedroom/Study | Electric Heating | Double Glazing | Long Lease Remaining | On Site Parking Held On A separate Lease At £1000 Rent | Vacant | We Hold Keys |

A delightful first floor character apartment situated in this Grade II listed brick and flint building in the heart of High Wycombe. The stunning property retains many of the original features of the building including vaulted ceilings and beamed walls and is fitted with all the mod cons needed for todays busy life including electric heating, double glazed windows, modern fitted kitchen including appliances, two modern fitted bath/shower rooms and spotlights throughout. Flat 4 also enjoys an additional mezzanine level ideal for an occasional 3rd bedroom or home office. Also included is a private south facing terrace accessed from the lounge. Parking is available to the rear held on a separate lease with a rent of £1000pa. To be sold with no upper chain we hold keys for early viewing

Price... £325,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	46	
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

In the heart of the old town, Loakes Place is one of the fine buildings that can be found in this part of High Wycombe....The station, with 25 minute London Marylebone trains and a fast service to Birmingham, is just 2/3 minutes' walk....Frequent Heathrow buses operate from the town centre and junction 4 of the M40 is less than a mile....The new Handy Cross Hub is a similar distance and will provide extensive national and local coach and bus services....Contrastingly, the 50 acre Rye park is just 5 minute walk and Hughenden Park is reached in 15 minutes on foot.

DIRECTIONS

Loakes Place can be found the high street, High Wycombe

ADDITIONAL INFORMATION

Leasehold; 120 Year Lease: Service Charge; £1600.00 Per annum: Ground Rent; £300 Per annum

COUNCIL TAX

Band B

EPC RATING

E

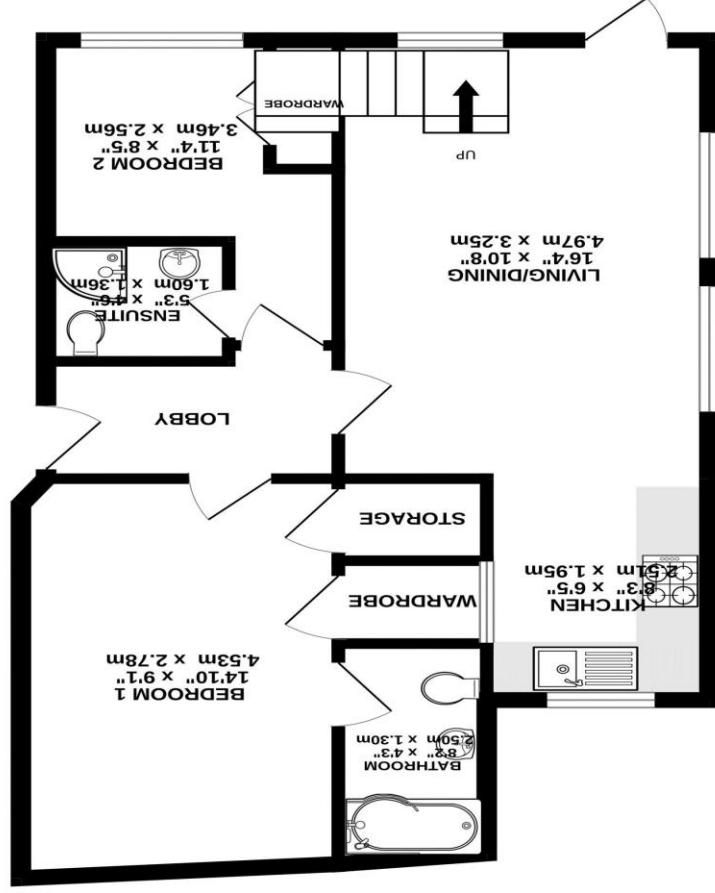
MORTGAGE

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

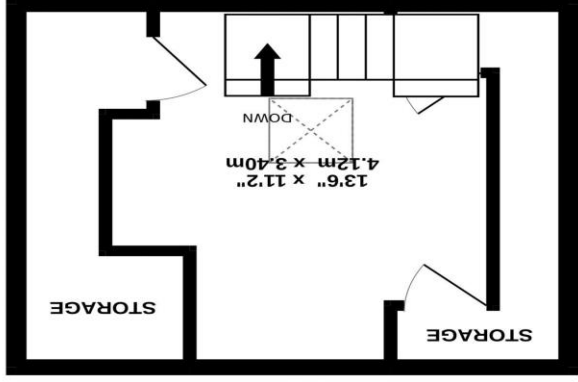
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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