

The Pines  
Strictly Private

Amersham Road, High Wycombe, Buckinghamshire, HP13 6PN



*Beautifully presented, executive two-bedroom ground floor apartment located in this exclusive development, The Pines off Amersham Road*

| Communal Entrance Hall | Video Entry Phone System | Entrance Hall | Modern Fitted Kitchen | Lounge/Dining Room | Terrace With Bi-Fold Doors | Master Bedroom With En-Suite | Guest Bathroom | Bedroom Two | Under Floor Zonal Heating | Allocated And Visitor Parking |

An immaculately presented ground floor apartment forming part of this exclusive development off Amersham Road. Built in 2018, the property boasts all the modern fixtures and fittings one would expect, including high quality fitted kitchen, stunning bathrooms and zonal under floor heating. The Pines is a beautiful development with well maintained, attractive communal areas and a welcoming entrance hall. The apartment itself is in pristine condition throughout and has a natural flow allowing an abundance of natural light. The 19'5 lounge/dining room provides a large tranquil living space leading onto a private terrace with bi-fold doors and a stunning, modern kitchen with quality appliances and silestone worktops. A viewing is highly recommended to appreciate this breathtaking apartment.

**Price... £385,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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### LOCATION

Ideally situated in this exclusive development off Amersham Road just 0.5 miles from High Wycombe Town Centre and Mainline Train Station. The town offers a range of shopping facilities, restaurants, theatre, cinema/bowling complex, old town and the Rye Park. Access to the M40 motorway is just a short drive and the Mainline Station offers regular 25 min services to London Marylebone. There are numerous local schools for all ages including Godstowe for girls and The Royal Grammar School for Boys.

### DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge into Amersham Hill and continue to the brow of the hill into Amersham Road. Continue for a short distance and after passing Godstowe School, which is on the left-hand side, the property will be found immediately on the left.

### ADDITIONAL INFORMATION

Leasehold; 117 Years Remaining; Service Charge; £3528.00 Per Annum; Ground Rent; £395.00 Per Annum

### COUNCIL TAX

Band C

### EPC RATING

B

### MORTGAGE

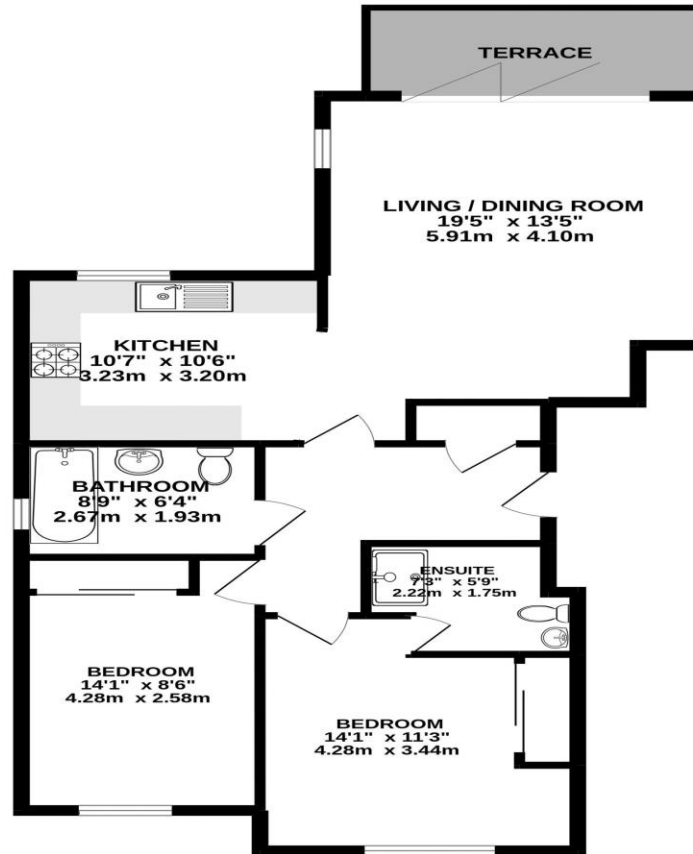
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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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The **wye** Partnership