



Cock Lane, High Wycombe, Buckinghamshire, HP13 7DH



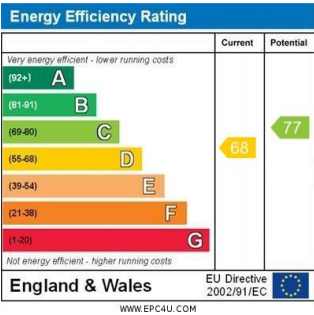
*A well-presented one-bedroom ground floor apartment with private entrance to the East of High Wycombe.*

| Own Private Entrance | Lounge/Dining Room | Modern Fitted Kitchen | Inner Hallway | Double Bedroom | Refitted Modern Shower Room | Replacement Electric Heating | Double Glazed Windows | Allocated Parking Outside The Door | Well Presented Throughout | Well Kept Communal Gardens |

A well presented, one-bedroom ground floor apartment situated in a quiet development on the east side of High Wycombe close to local shopping/restaurant facilities and a short drive from the M40 motorway. The property has its own private entrance as well as a secure communal entrance, replacement electric heating, sealed unit double glazing, large refitted open plan kitchen, modern refitted shower room, allocated car parking right outside the door plus visitors parking.

Price... £175,000

Leasehold





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### LOCATION

Part of a well-kept development approximately 1.5 miles east side of High Wycombe town centre and within a stones throw of facilities at Wycombe retail park. Frequent bus services can be found on the doorstep, including a route to Heathrow. High Wycombe centre offers a range of facilities including extensive shopping and 25-minute London trains. M40 junction 3 is a 5-minute drive.

### DIRECTIONS

From the town centre proceed out along London Road, go across two mini roundabouts and straight across the traffic lights at the junction with the retail park and then take the first turning on the left onto Cock Lane, start to ascend the hill and Rectory Court can be found on the left-hand side.

### ADDITIONAL INFORMATION

Leasehold; 88 Years remaining. Service Charge; £2140.00 Per annum: Ground Rent; £200.00 per annum.

### EPC RATING

D

### COUNCIL TAX

Band B

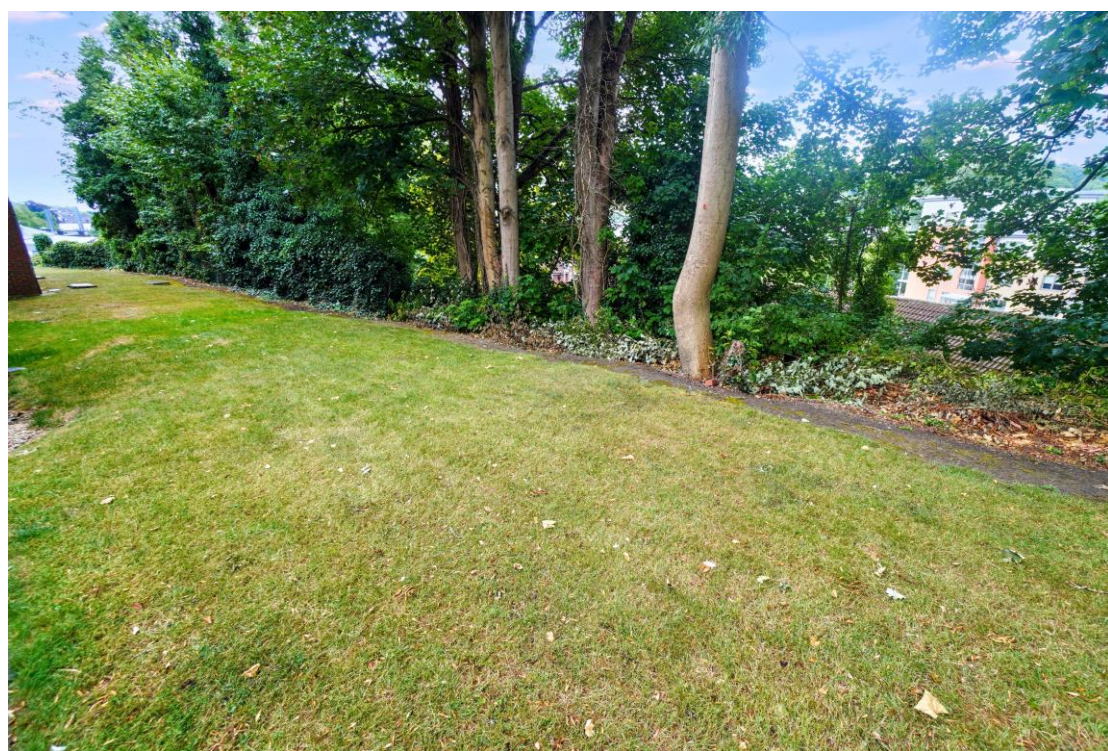
### MORTGAGE

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

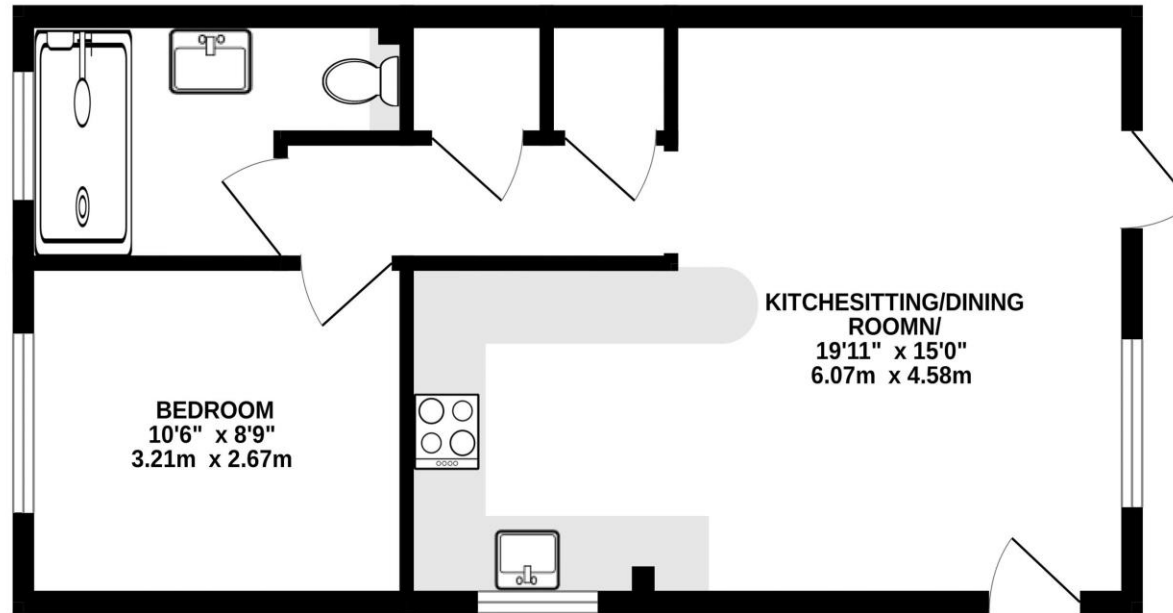
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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