



13 Langdale House, High Wycombe, Buckinghamshire, HP11 1SS



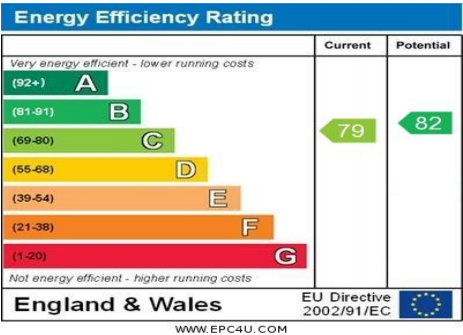
*AA spacious two-bedroom first floor flat situated in a popular development next to Kingsmead playing fields.*

| Communal Hallway | Entrance Hall | Living Room | Kitchen | Two Bedrooms  
| Bathroom | Gas Heating | Double Glazing | Residents Parking | Communal  
Gardens | Convenient And Sought After Location | Extended Lease |  
Competitive Service Charges | No Onward Chain |

A two-bedroom first floor apartment that offers spacious accommodation set within a popular development on the east side of the town close to High Wycombe Retail Park and adjoining Kingsmead playing fields. Comprising: communal entrance with security entry with stairs rising to first floor, entrance hall with storage cupboard, living room, modern kitchen with some integrated appliances, two bedrooms, bathroom with white suite and wall mounted shower, gas heating to radiators, double glazing, resident parking, communal gardens. The property has an extended lease and is available with no onward chain.

**Price... £215,000**

*Freehold*





---

### LOCATION

Langdale House is situated on the east side of High Wycombe, just a short walk from the A40 London Road which has regular public transport links into High Wycombe town centre and station. There are an abundance of shops nearby on the Wycombe Marsh Retail Park and for recreational facilities the development is adjacent to large playing fields.

### DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts then pass through three sets of traffic lights. As you pass the Syntner BMW garage, on the left hand side, take the next turning right into Kings Road and then first left into Fennels Road. The development will be found on the right hand side with Langdale House being the second block on the left.

### ADDITIONAL INFORMATION

Leasehold; 179 Years remaining; Service Charge; £65.00 Per month; Ground Rent; £30.00 Per annum

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

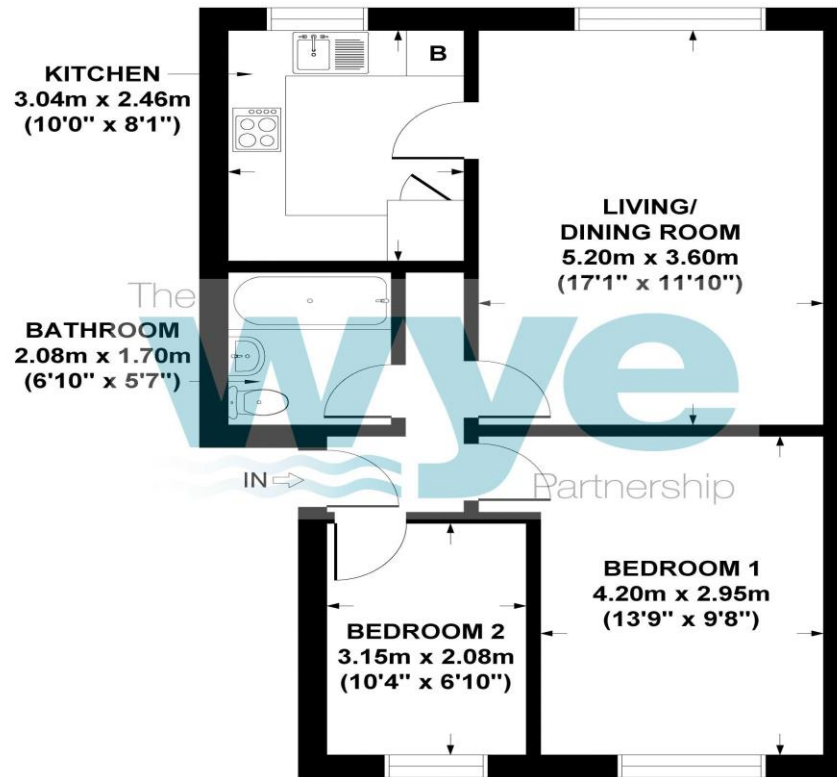
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

---

*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.*

---





GROSS INTERNAL  
FLOOR AREA 55 SQ M / 590 SQ FT

**LANGDALE HOUSE, FENNELS ROAD, HIGH WYCOMBE, HP11 1SS**  
**APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 590 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

The **wye** Partnership