



8 Birches Rise, High Wycombe, Buckinghamshire, HP12 3AQ



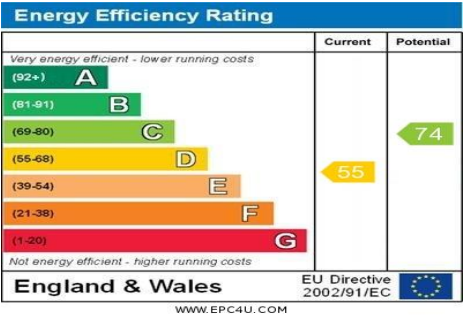
*ground floor flat in a popular development with vacant possession.*

| Ground Floor Apartment In Popular Development | Communal Hall With Entryphone System | Entrance Hall | Lounge | Kitchen | Double Bedroom With Wardrobe | Bathroom | Economy 7 Heating | Double Glazing | Communal Gardens | Allocated Parking For Residents | Vacant Possession | Viewing Recommended |

Situated on the western side of High Wycombe in a popular development, a ground floor apartment which has secure entry, double glazing and economy 7 heating. The property has a bright south facing lounge with doorway into the kitchen, there is a double bedroom with double wardrobe and a separate bathroom. The lease does need extending as it is currently at 61 years remaining but this has been taken into consideration when setting the asking price, as has the fact the property does require some general updating. Offering vacant possession we recommend a viewing.

**Price... £125,000**

*Freehold*



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### LOCATION

The property is situated approximately 1 mile to the west of the town centre. There are localised facilities close by which cater for day to day needs and the town centre is easily accessible and provides for all major shops, supermarkets, restaurants and bars as well as leisure and entertainment facilities. The town provides a main line rail link to London and Junction 4 of the M40 motorway is also easily accessible.



### DIRECTIONS

From the town centre, head west on the A40 West Wycombe Road, pass through the first set of traffic lights, continue for approximately a quarter of a mile and take the first turning on the right into Birches Rise. Once in Birches Rise, turn to the right and the property will be found on the left hand side.

### ADDITIONAL INFORMATION

We are informed by Leasehold Management Services that the service charge is £935 per annum & the ground rent is £80 per annum. The lease has 61 years remaining.

### COUNCIL TAX

Band B

### EPC RATING

D

### MORTGAGE

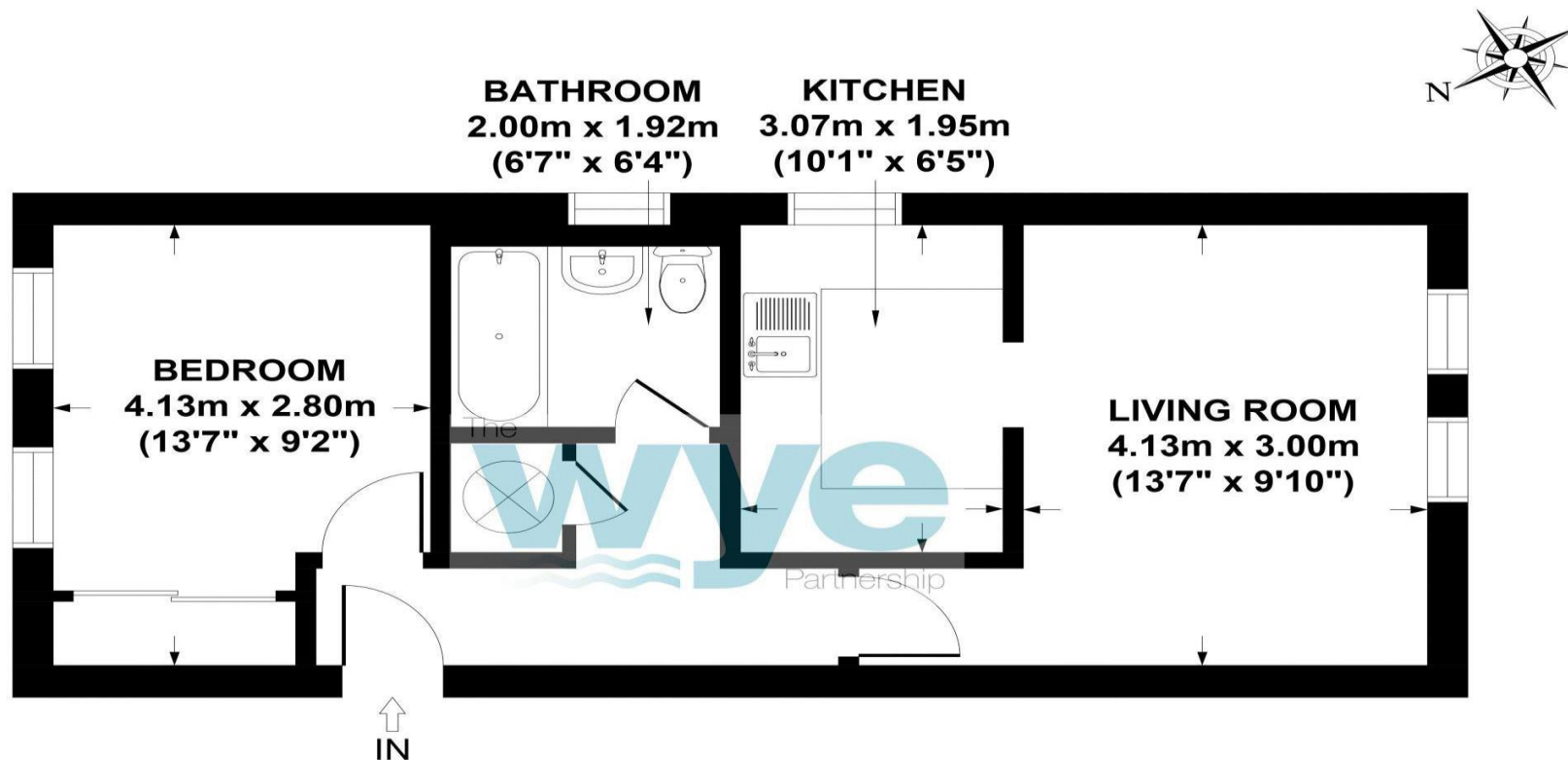
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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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**GROSS INTERNAL  
FLOOR AREA 42 SQ M / 453 SQ FT**

**BIRCHES RISE, HIGH WYCOMBE, HP12 3AQ  
APPROX. GROSS INTERNAL FLOOR AREA 42 SQ M / 453 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership