



Rosemary Court, Rosemary Close, High Wycombe, Buckinghamshire, HP12 4AG

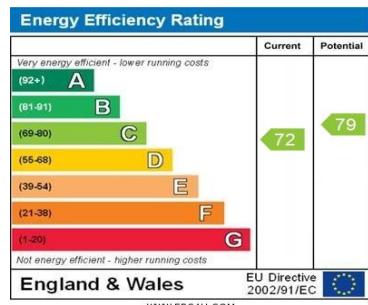
## A spacious apartment close to West Wycombe Village with views over the West Wycombe Estate.

| Spacious Top Floor Flat With Views Towards to the West Wycombe Estate | Communal Hallway | Entrance Hall | Lounge | Kitchen/Breakfast Room | Two Large Bedrooms | Bathroom | GAs Central Heating | Double Glazing | General Updating/Redecoration Required | Garage in Block and Residents Parking | Long Lease | Vacant Possession | Viewing Recommended |

We are pleased to offer this extremely spacious second floor flat which is situated close to the historic West Wycombe Village. The property does require a little cosmetic attention and redecoration but generally offers great accommodation with lovely views towards the West Wycombe Estate. There is a large lounge, a good size separate kitchen/breakfast room, two decent bedrooms and a bathroom. The property has the benefit of double-glazed windows, gas central heating and a large loft space, mostly boarded with lighting & loft ladder. There is a garage in a block and resident parking. Offered with vacant possession and a long lease, viewing is recommended.

## Price... £239,950

Leasehold



## LOCATION

Situated approximately a mile and three quarters from the town centre, the facilities that the town has to offer are easily accessible. There are one or two convenience stores close by which cater for day-to-day needs and a variety of specialist shops in the historic village of West Wycombe as well as the Hellfire Caves and the West Wycombe Estate.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately a mile and three quarters, take the third turning on the left after the second set of major traffic lights into Rosemary Close. Rosemary Court will be found on the left-hand side.

## ADDITIONAL INFORMATION

Leasehold; 938 Years remaining: Service Charge; £1216.66 Per annum: There is no Ground Rent payable: Share of Freehold.

## COUNCIL TAX

Band B

## EPC RATING

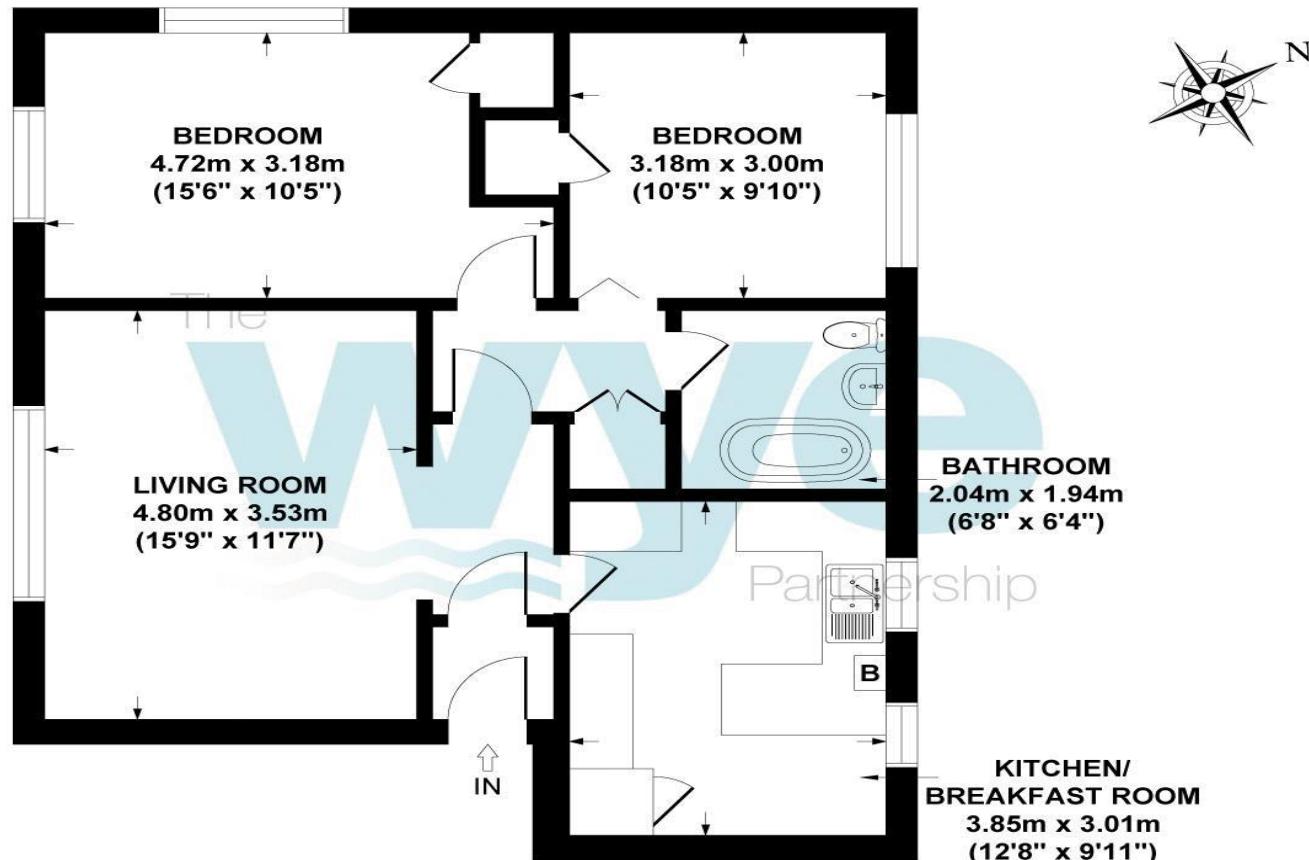
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## MORTGAGE

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.*



**30 ROSEMARY COURT, HIGH WYCOMBE, HP12 4AG**  
**APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 752 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership