

CRENDON **H**OUSE

Est. 1971

Birinus Close, High Wycombe
£230,000- Leasehold



A bright & airy well presented first floor apartment in a popular secluded but convenient location close to Booker & Cressex. This is a perfect first time or buy-to-let purchase within easy reach of the M40. The property boasts a generous 14ft x 14ft living/dining room, separate modern kitchen, refitted bathroom, two good sized bedrooms & double glazing. Additional benefits include an enclosed communal garden, allocated parking, a renewed lease of over 150 years, peppercorn ground rent and a reasonable service charge. Please call to arrange your accompanied viewing appointment. * Council Tax Band - C * EPC Rating - D

First Floor Maisonette
Spacious Living/Dining Room
Modern Kitchen

Two Good Sized Bedrooms
Double Glazing
No Chain

2 Birinus Close, High Wycombe, Buckinghamshire, HP12 3LZ



Accommodation Comprises:

Ground Floor

Entrance Hall:

First Floor:

Living/Dining Room: 14' 3" x 14' 3" (4.34m x 4.34m)

Inner Hallway:

Kitchen: 9' 3" x 7' 8" (2.82m x 2.34m)

Bathroom:

Bedroom 1: 10' 7" x 9' 8" (3.22m x 2.94m)

Leashold Information:

Lease Term Remaining: 151 years

Ground Rent: Peppercorn

Service Charge: £480 per annum

Council Tax Band: C

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY: -
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON**