



126 The Pastures, High Wycombe, Buckinghamshire, HP13 5RU - £155,000

*We are delighted to offer for sale this very good size one-bedroom ground floor apartment located to the on the West side of High Wycombe a short distance from the town centre and railway station*

Covered Entrance | Front Door | Entrance Hall | Large Lounge/Dining Room | Fitted Kitchen | Inner Hallway | Large Double Bedroom With Built-in Wardrobes | Family Bathroom | Gas central Heating To radiators | Recently Installed Double Glazed Windows | Own Private Entrance | Extensive Communal Gardens | Low Charges | Ample Unrestricted Parking |

We are delighted to offer for sale this very good size one-bedroom ground floor apartment located to the on the West side of High Wycombe, a short distance from the town centre and railway station. Presented in good order throughout, the property has its own entrance, large lounge/dining room, modern fitted kitchen, large double bedroom with built-in wardrobes and modern family bathroom. Heated via gas central heating to radiators and with recently installed double glazed windows the property must be seen inside. Externally there is a built-in storage cupboard adjacent to the entrance and well-maintained communal gardens, parking is available and is unrestricted.

**Price... £155,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	72	75
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		



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### LOCATION

This property is situated within walking distance of local shops and adjacent to the highly regarded Disraeli junior school. The town centre of High Wycombe is less than half a mile away and provides a huge range of shopping, leisure and hospitality facilities including a mainline railway station with connections to London and the North.

### DIRECTIONS

In an approach from High Wycombe centre leave on the A40 towards Oxford. At the traffic lights at the first major crossroads, turn right into The Pastures and ascend the hill. Number 126 The Pastures will be found some distance along on the left-hand side.

### ADDITIONAL INFORMATION

Leasehold; 87 Years remaining: Service Charge; £900.00 Per annum: Ground Rent; £10.00 Per annum.

### COUNCIL TAX

Band B

### EPC RATING

C

### 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 on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**THE PATURES, HIGH WYCOMBE, HP13 5RU**  
**APPROX. GROSS INTERNAL FLOOR AREA 48 SQ M / 516 SQ FT**

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FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

