



Flat 7 Imperial Court, 230 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AR - £185,000

*A well-presented top floor apartment with private stairwell and balcony to the West of High Wycombe.*

| Well Presented Top Floor Apartment | West of High Wycombe | Private Stairwell with Storage and Balcony | Entrance Hall | Open-Plan Living Room/Kitchen | Bedroom | Bathroom | Double Glazing | Gas Radiator Heating | Large Residents Car Park | Communal Garden | Viewing Highly Recommended |

A well-presented top floor apartment which incorporates its own stairwell, with a large storage cupboard and balcony giving it a spacious feel. Located to the West of High Wycombe offering convenient access to the town centre and all of its amenities. In brief the accommodation comprises; communal entrance hall, entrance hall, open-plan living room/kitchen, bedroom, bathroom, gas radiator heating, double glazing, large residents car park, communal gardens. Viewing highly recommended.

**Price... £185,000**

*Leasehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	79	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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### LOCATION

Imperial Court is just over one mile West of High Wycombe centre. Recreational grounds are located across the road and the 40-acre West Wycombe Park and the National Trust owned West Wycombe Village are within a mile. Buses pass close by to High Wycombe centre which provides 25-minute London Marylebone trains and frequent Heathrow buses. Junction 4 of the M40 is approximately a 5-minute drive.



### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue for approximately a mile and a half where Imperial Court can be found on the right-hand side.



### ADDITIONAL INFORMATION

Leasehold; 108 Years remaining: Service Charge; £125 Per month: Ground Rent; £200 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

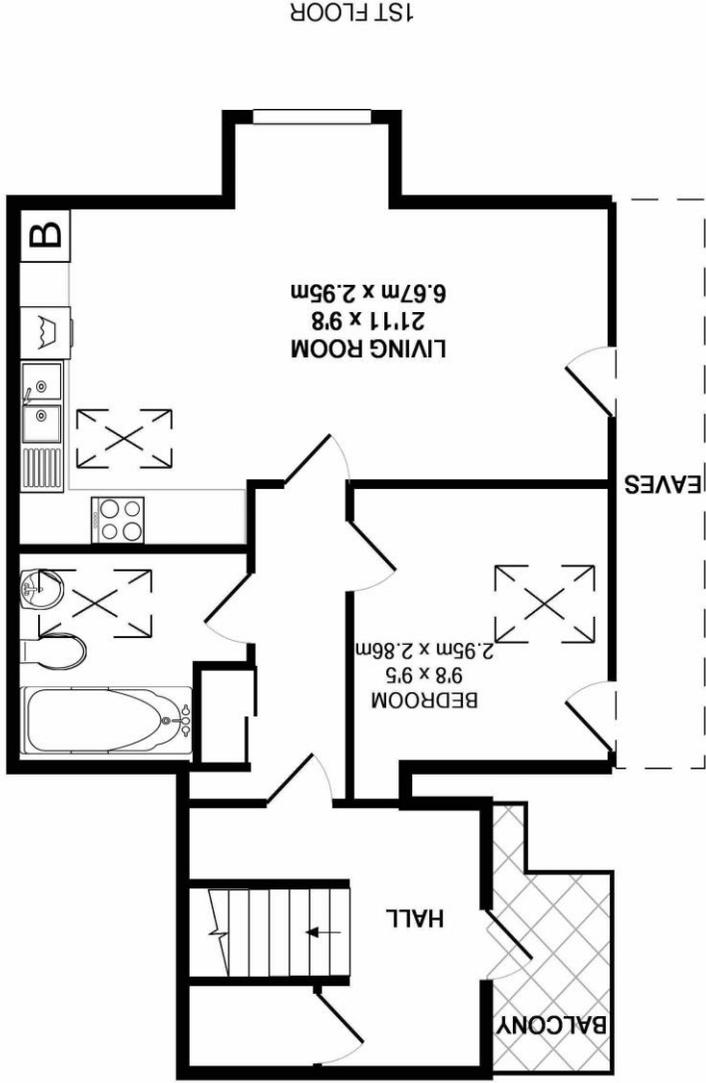


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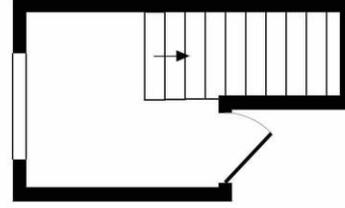
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR



GROUND FLOOR

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