

A photograph of a two-story brick house with a white front door and a white garage door. The house has a brick chimney and a satellite dish on the roof. The number 38 is visible on the wall next to the garage door. The house is surrounded by a lawn and trees.

38 Cotswold Way, High Wycombe, Buckinghamshire, HP13 5NE - £150,000

*We are delighted to offer for sale this one-bedroom split level ground floor apartment located within walking distance of the town centre and railway station.*

Covered Porch | Entrance Hall | Good Size Double Bedroom | Family Bathroom | Steps Down To Large Open Plan Lounge/Dining Room | Fitted Kitchen | Electric Heating | Double Glazed Windows | Private Rear Terrace | Own Private Entrance | Parking | Ideal first Time Or Buy To Let Investment As Low Charges | In Need Of A Degree Of Updating | No Upper Chain | We Hold Keys | Good Value | Early Viewing Advised |

We are delighted to offer for sale this one-bedroom, split level, ground floor apartment, located within walking distance of the town centre and railway station. In need of a degree of updating internally, the property offers well-proportioned accommodation. Heated by electric heating with double glazed windows, the property has its own private entrance and briefly comprises; covered porch, entrance hall, good size double bedroom, bathroom, large open plan lounge/dining room, fitted kitchen, french doors which lead to a rear terrace with patio. To be sold with no upper chain we hold keys for early viewing.

**Price... £150,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		75
C		
(55-68)	56	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		
<small>England &amp; Wales</small>		
<small>WWW.EPC4U.COM</small>		



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### LOCATION

Approximately 0.7 miles North West of the town centre towards Downley. Buses pass the end of the road serving the town with it's extensive facilities which include numerous shops, restaurants, 25-minute London Marylebone trains and frequent Heathrow buses. Junction 4 of the M40 is 5-minutes' drive.

### DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and on reaching the first major set of traffic lights turn right into The Pastures. Ascend the hill, bear round to the left and then take the second turning left into Cotswold Way. The property will be found a short way along on the right-hand side.

### ADDITIONAL INFORMATION

Leasehold; 90 Years remaining: Service Charge; £400.00 Per annum: Ground Rent: £10.00 Per annum.

### COUNCIL TAX

Band B

### EPC RATING

D

### MORTGAGE

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

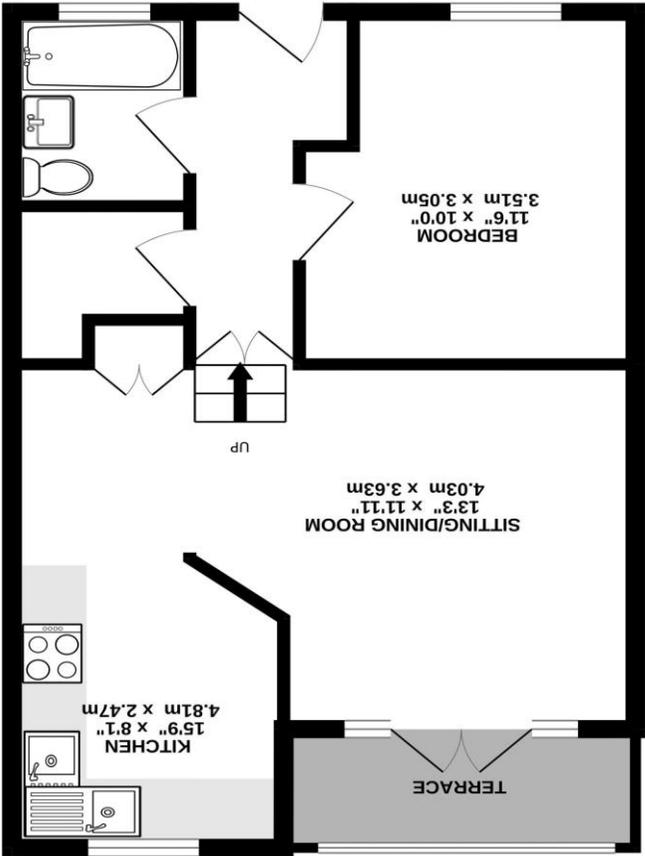


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.