



12 Peatey Court, High Wycombe, Buckinghamshire, HP13 7AY - £180,000

A well-presented one bedroom first floor apartment in a popular development within walking distance of High Wycombe town centre and train station.

| First Floor Apartment | Close to Town Centre & Train Station | Communal Entrance Hall | Entrance Hall | Living Room | Kitchen | Bedroom | Bathroom | Double Glazing | Electric heating | Allocated Parking | No Onward Chain |

A well-presented first floor apartment in this popular development within walking distance of the town centre and train station. In brief the accommodation comprises; communal entrance, entrance hall, living room, kitchen, bedroom, bathroom, double glazing, electric heating, communal gardens, allocated parking. Offered to the market with no onward chain.

Price... £180,000

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LOCATION

Just under a mile East of the town, part of a popular development, an approximate 10-minute walk from 25-minute London Marylebone trains. Local shops are a short walk as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50-acre Rye Park. Two M40 junctions are 5-6 minute drive.

DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the first roundabout turn left into Gordon Road. Proceed for a short distance turning right at the first set of traffic lights. Take the first turning left and then immediately right into Peatey Court. The property will be found a short way along on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 101 Years remaining; Service Charge; £842.34 Per annum; Ground Rent; £150.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

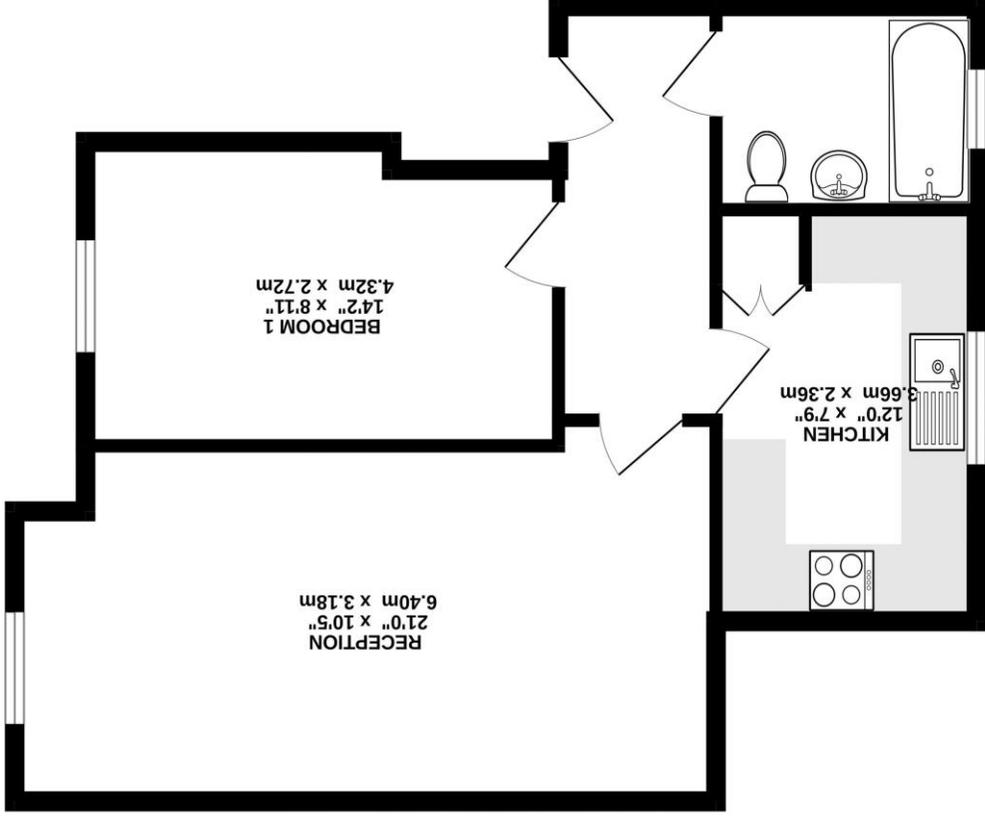
B

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





546 sq.ft. (50.7 sq.m.) approx.

TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.
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 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 is made with respect to their operability or efficiency can be given.