



8 Rosewood Gardens, High Wycombe, HP12 4RU  
£150,000

## 8 Rosewood Gardens

High Wycombe, High Wycombe

- Ground Floor Retirement Apartment For The Over 60's
- Popular Development to South West of High Wycombe
- Private Entrance, Entrance Hall, Two Bedrooms
- Spacious Living Room With Door to Patio Area
- Kitchen, Refitted Shower Room, Double Glazing
- Gas Radiator Heating, Recently fitted Gas Combi Boiler, Communal Gardens
- Residents Car Parking

The property is on a development which is restricted to sale to and occupation only by persons aged 60 years of age or more. Under the leasehold scheme for the elderly (LSE) the buyer can only purchase a 70% of the equity in the property. The buyer is not permitted to staircase up to full ownership. The lease is not capable of being assigned. A sale is affected by surrender of the lease and a new lease is granted to the buyer. Upon each sale and surrender of the lease the landlord/freeholder, Red Kite Community Housing, is entitled to a capital payment in the sinking fund for the future maintenance of the scheme of 0.5% of the then current value of the 70% share multiplied by the number of complete years and complete months that have lapsed since the lease was granted. Council Tax band: B

Tenure: Leasehold; Service Charge £622.62 Per annum

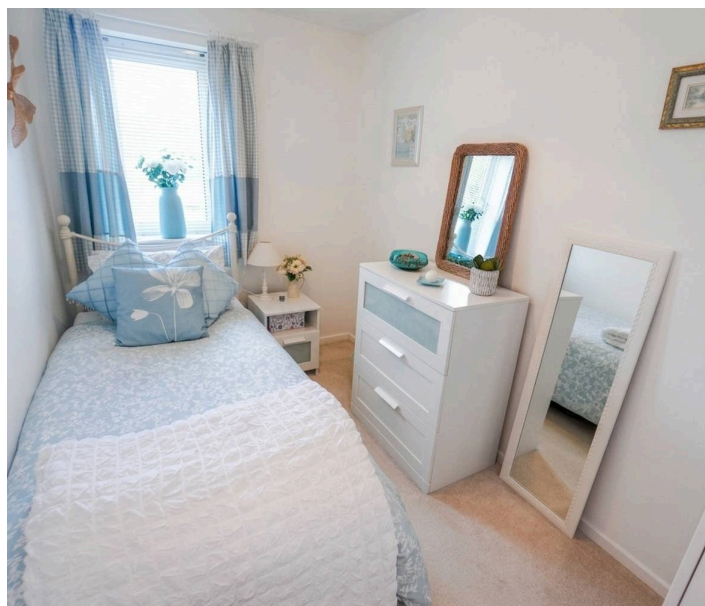
EPC Energy Efficiency Rating: C

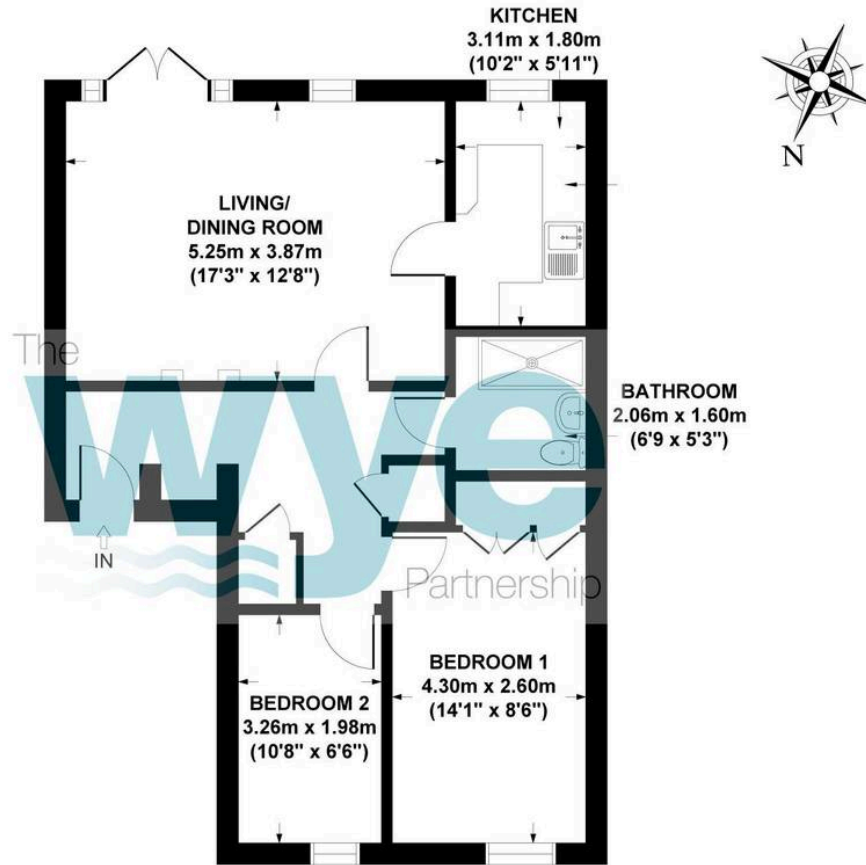


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This well-presented two bedroom ground floor retirement apartment is situated within a popular development to the South West of High Wycombe, exclusively available to residents over 60 years of age. The property benefits from its own private entrance leading into a welcoming entrance hall, providing easy access to all rooms. The spacious living room features a door to a patio area, creating a bright and comfortable space for relaxation or entertaining guests. The modern kitchen is thoughtfully designed, while the refitted shower room offers contemporary fixtures and fittings. Both bedrooms are well proportioned, with double glazing throughout ensuring a warm and quiet environment. Gas radiator heating provides efficient comfort during colder months. Residents enjoy access to communal gardens and convenient car parking facilities. This apartment combines independence and security within a friendly community, making it an ideal choice for those seeking a peaceful and manageable home in a desirable location with excellent local amenities and transport links nearby. Early viewing is highly recommended to appreciate the quality and convenience this property offers.





GROSS INTERNAL  
FLOOR AREA 63 SQ M / 676 SQ FT

**ROSEWOOD GARDENS, HIGH WYCOMBE, HP12 4RU**  
**APPROX. GROSS INTERNAL FLOOR AREA 63 SQ M / 676 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

