



8 Nursery Court Carrington Road, High Wycombe, HP12 3HS
£225,000

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High Wycombe, High Wycombe

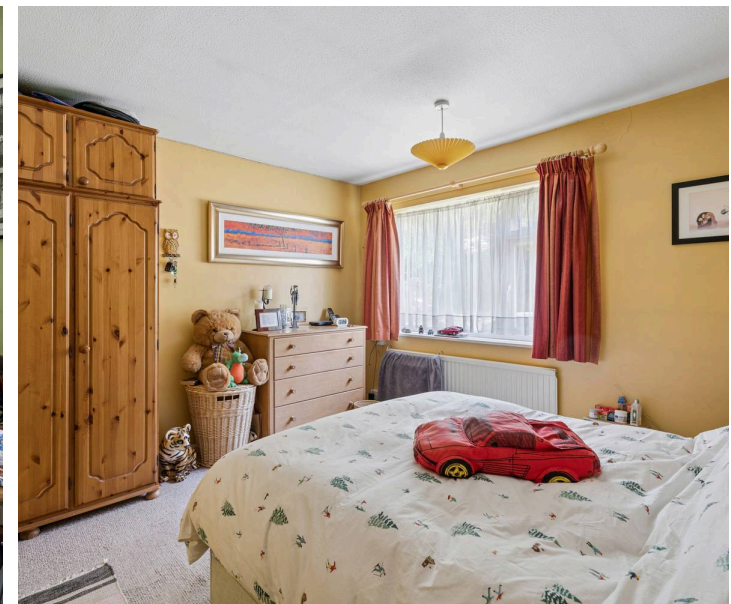
- A Good Size Two Bedroom First Floor Apartment In Good Order Throughout
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen And White Bathroom Suite
- Own Private Entrance, Short Walk To Open Woodland
- Garage Plus Unrestricted Local Parking
- Remainder Of 999 Year Lease And Share Of The Freehold
- Far Reaching Views To Rear
- Early Viewing Recommended

Situated approximately 1 mile to the west side of High Wycombe town centre, the property is accessible to local convenience stores, the town centre offers a vast array of shopping, leisure and hospitality facilities as well as a mainline rail link to London Marylebone, Birmingham & Oxford.

Council Tax band: B

Tenure: Leasehold; 950 Years remaining: Service Charge; £1008.00 Per annum: We are advised that there is no Ground Rent

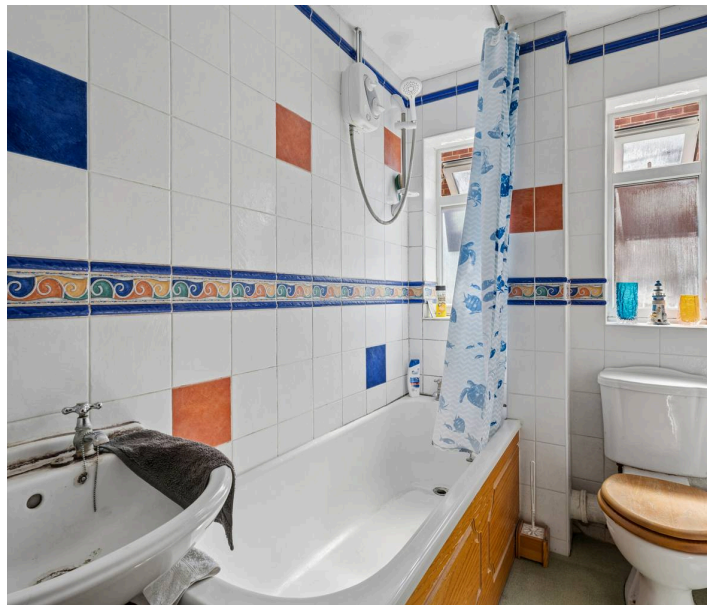
EPC Energy Efficiency Rating: C



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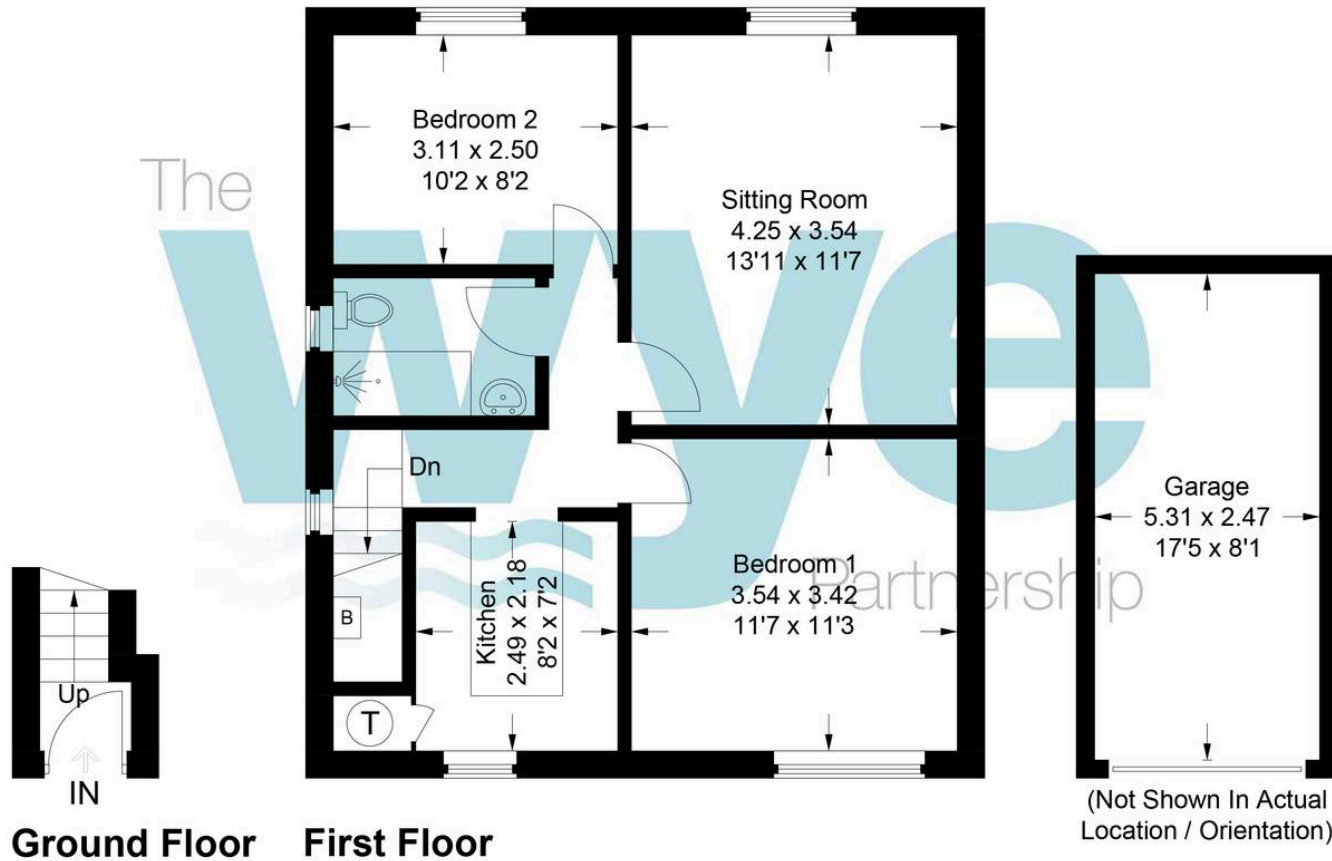
High Wycombe, High Wycombe

This well-presented two bedroom first floor apartment offers spacious and comfortable living, ideally suited to first-time buyers, investors or those seeking a conveniently located home. The property benefits from its own private entrance, providing a sense of independence and privacy. Inside, you will find a spacious area with far-reaching views to the rear. The modern fitted kitchen features ample storage and worktop space, the bathroom is fitted with a white suite. Both bedrooms are of good size, offering flexibility for use as guest accommodation, a home office or a nursery. The apartment is in good order throughout, with gas central heating to radiators and double glazed windows ensuring warmth and energy efficiency all year round. Residents will appreciate the added convenience of a garage for secure parking or storage, as well as unrestricted local parking for visitors or additional vehicles. The property is situated within a short walk of open woodland. With the remainder of a 999 year lease and a share of the freehold, this apartment represents a secure and attractive long-term investment. Early viewing is highly recommended to appreciate the quality and value on offer in this desirable home.



8 Nursery Court

Approximate Gross Internal Area
Ground Floor = 1.7 sq m / 18 sq ft
First Floor = 53.0 sq m / 570 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 67.7 sq m / 728 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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