



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

88 Chesterfield House, Chequers Avenue High Wycombe, Buckinghamshire HP11 1GD

**TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
OPEN PLAN LIVING SPACE WITH MODERN FITTED KITCHEN
BALCONY: EN SUITE SHOWER ROOM: SECOND BATHROOM
POPULAR LOCATION: ALLOCATED PARKING: NO ONWARD CHAIN
COUNCIL TAX BAND C: EPC RATING B**



A very well presented two double bedroom first floor apartment set within an attractive building in the heart of this popular Berkeley Homes development built in 2015. The Wye Dene development is located less than a mile from High Wycombe's vibrant town centre and at the same time offers swift access to the M40 at Junction 3.

The well maintained communal entrance is accessed via a secure entry phone system and there is also access from the rear car park. A central staircase leads to all floors.

This particular apartment is of a good size comprising of an open plan living area with access to a private balcony and a modern fitted kitchen with plenty of storage cupboards and integrated appliances. The two double bedrooms are well proportioned, and the master bedroom provides fitted wardrobes and a beautiful en suite shower room. There is a separate bathroom complementing bedroom two.

Externally, there is allocated parking for one car with additional visitor parking bays that require a visitor permit. Wye Dene incorporates a number of small, attractive parkland areas that are scattered around, contributing to the modern lifestyle that the development provides.

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station that have fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.

Unexpired lease term of 999 years from 2015. Annual Ground Rent £450. Annual Service Charges around £1400

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

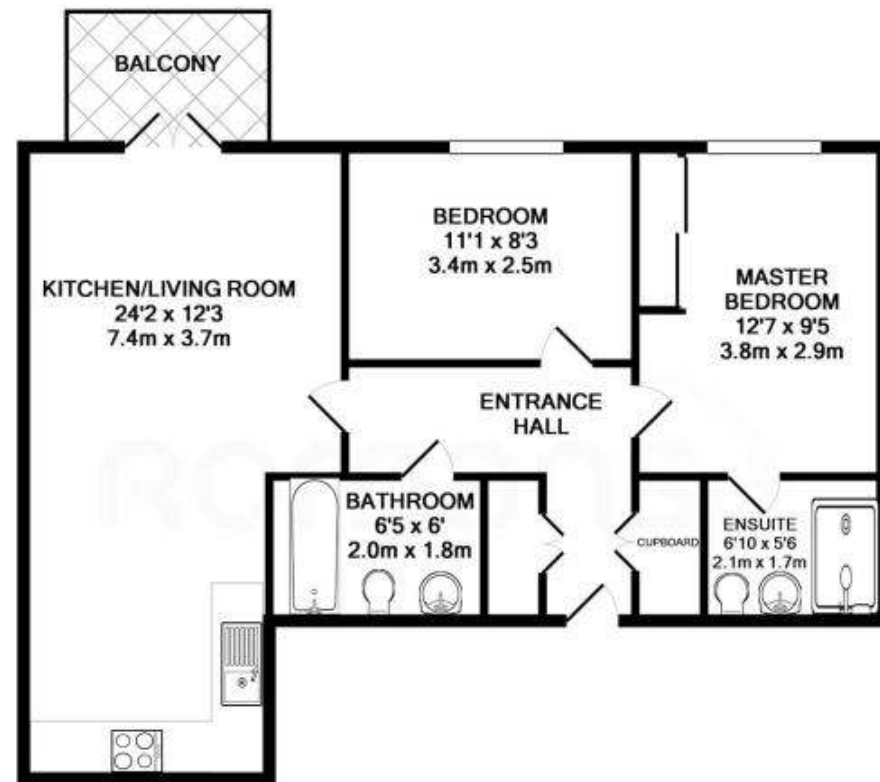
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £299,950 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568

Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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.
Made with Metropix ©2016



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

naea
propertymark

PROTECTED

ESTATE AGENTS · BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com