

LEASEHOLD - SHARE OF



# 8 BENJAMIN HOUSE MALMERS WELL ROAD, HIGH WYCOMBE, HP13 6PE

Price Guide

£290,000

## FEATURES

- Two Bedroom First Floor Flat
- Fitted Kitchen And Bathroom
- Private Garage
- Allocated Resident's Parking
- Communal Garden
- Walking Distance of Town Centre
- Unfurnished



**Rye**  
**View**  
HOMES

# 2 Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this well-proportioned two-bedroom first floor flat, ideally located within a short walk of the train station and town centre.

The property is set within a small and well-maintained development of just twelve properties and benefits from a fitted kitchen and bathroom, large lounge/diner, two bedrooms, communal gardens, residents parking and a garage. Further benefits include secure barrier-operated parking, fob entry system and CCTV, offering both convenience and peace of mind.

The accommodation in further detail comprises:

## Entrance Hallway

Secure communal entrance with fob access, stairs rising to the first floor and door leading into the apartment. Internal hallway with doors to all principal rooms.

## Kitchen

A fitted kitchen comprising a range of wall and base level units with work surfaces over, integrated oven, free standing dishwasher and washing machine. Fridge freezer, sink unit with mixer tap and tiled splashbacks. Designed for both practicality and contemporary living.

## Lounge / Dining Room

A large and well-proportioned lounge/diner providing ample space for both seating and dining. Bright and airy with windows allowing plenty of natural light, laminate flooring and radiator.

## Bedroom One

A spacious double bedroom with window, radiator and carpet, offering comfortable accommodation.

## Bedroom Two

A further bedroom ideal for guests, a child's room or home office, with window, radiator and carpet.

## Bathroom

Fitted bathroom comprising a white three-piece suite including panel enclosed bath with shower over, low level WC, wash hand basin and tiled surrounds.

## Outside

## Garage & Parking

The property benefits from a garage, ideal for parking or additional storage. Residents also enjoy secure, barrier-operated parking with allocated spaces, fob-controlled access and CCTV.

## Communal Garden

Well-maintained communal gardens providing a pleasant outdoor space for residents, predominantly laid to lawn with established planting.

## Tenure

Advised by vendor - Leasehold - Share Of Freehold

## Lease

Advised by vendor - 981 years

## Service Charge

Advised by vendor - £1200.00 (approx) per annum, payable quarterly

## Ground Rent

Advised by vendor - No Ground Rent

## Council Tax Band

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Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	81
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

