

LEASEHOLD



19 MILLDUN WAY, HIGH WYCOMBE, HP12 3JA

Asking Price

£280,000

FEATURES

- Ground Floor Flat
- Kitchen
- Garage And Parking
- UPVC Double Glazing
- Two Double Bedroom
- Bathroom
- Gas Central Heating
- Quiet Location



2 Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this extremely well presented, range of wall and base units. ground floor, two double bedroom flat located on the south west side of High Wycombe in a quiet, tucked away cul-de-sac and within close proximity to Junction 4 of the M40 motorway.

The property comprises; entrance hall, southerly facing lounge/diner, modern fitted kitchen with built-in appliances, two double bedrooms and a modern family bathroom. The property further benefits a garage, off-street residents parking and a private enclosed garden. Additional benefits include gas central heating and UPVC double glazing.

The accommodation in further detail comprises (all dimensions being approximate only):

Entrance Hall

Spacious entrance hall with storage cupboards, access to all rooms.

Lounge / Diner

14'80" x 11'48" (4.26m x 3.35m)

Reception room, carpet flooring, radiators, ample space for living and dining furniture.

Kitchen

7'01" x 7'99" (2.13m x 2.13m)

Modern fitted kitchen with built-in appliances, tiled to all water sensitive areas,

Master Bedroom

11'58" x 9'73" (3.35m x 2.74m)

Double bedroom with built-in mirrored wardrobes, carpet flooring, radiator.

Bedroom Two

8'88" x 10'24" (2.43m x 3.04m)

Double bedroom, carpet flooring, radiator.

Bathroom

6'48" x 5'95" (1.82m x 1.81m)

Modern family bathroom, tiled to all water sensitive areas, lino flooring, spot lights, radiator.

Outside:

Private enclosed garden area, garage and off-street residents parking.

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 953 years

Service Charge

Advised by vendor - £945.00 (approx) per annum

Ground Rent

Advised by vendor - No Ground Rent

Council Tax Band

C

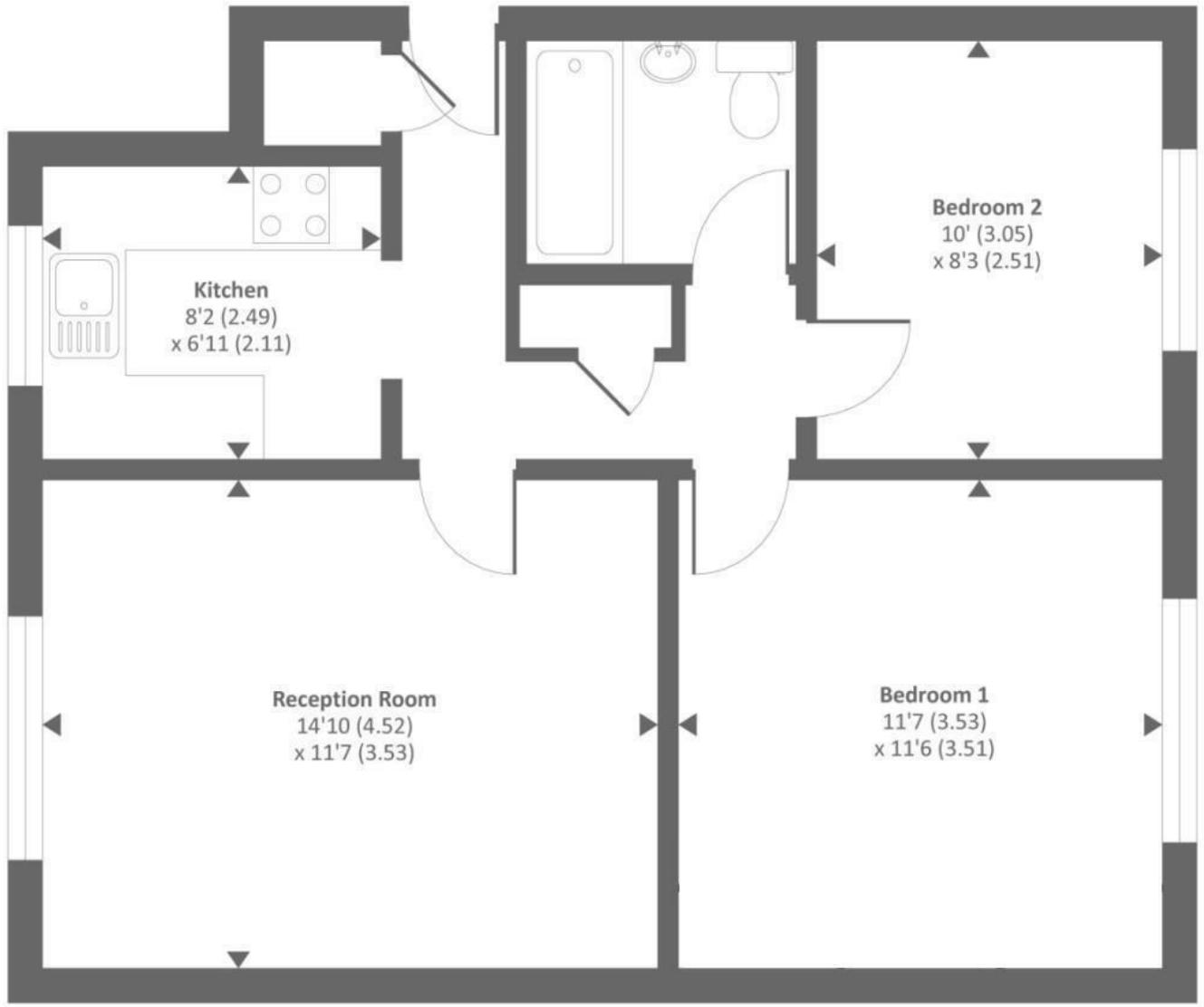
Viewing

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.



RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE



Ground floor

Approx. gross internal floor area 582 SQFT / 54 SQM
 Approx. gross external floor area 667 SQFT / 61.9 SQM



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ryeviewhomes.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

