

1 Kitchener Road, High Wycombe, Bucks, HP11 2SA
Offers In The Region Of £225,000
Council Tax Band: C



Beautiful two-bedroom modern purpose built flat for sale in heart of High Wycombe offered to the market with no onward chain

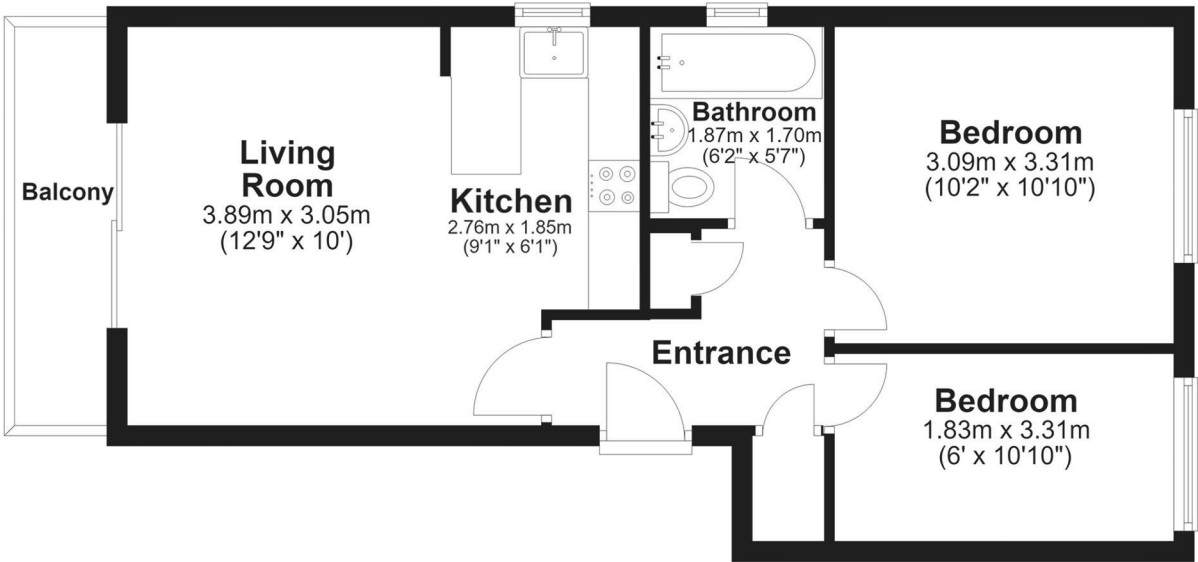
Address: Baxter House, 1 Kitchener Road, High Wycombe, HP11 2SA

Key features

- Leasehold - Long Lease with 125 years remaining from 2004
- No onward chain
- Two bed first floor flat with secure Entryphone system.
- Two small storage cabinets
- Modern kitchen and bathroom
- Allocated off-street residents parking space in an off street compound.
- Open plan living /dining area.
- Private Juliette balcony, gas central heating to radiators and double-glazed windows
- Quiet residential area
- Walking distance to High Wycombe town centre, train station, and theatre.
- 5-minute drive to M40 J4
- EPC rating "C"
- Council Tax Band "B"
- Good rental income



Open House Buckinghamshire



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA		Sq. meters	46.0
		Sq. feet	495.14