

**Rye
View**
H O M E S





Daywise Court

High Wycombe, Buckinghamshire
HP12 4SD

Leasehold
Guide Price £224,950

- Two Double Bedrooms
- Ground Floor Apartment
- Spacious Reception Room
- Communal Gardens
- Residents Parking

- Underfloor Heating
- Easy Access to J4 of M40
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to market this modern two bedroom, ground floor apartment, located to the South of High Wycombe town centre.

The property comprises in brief; private entrance, entrance hall, reception room with patio doors, two double bedrooms, master en-suite and family bathroom and benefits from underfloor heating throughout.

Ideal first time purchase or buy to let investment.

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

Reception Room

17' 11" (5.46m) x 11' (3.35m) (L-shaped maximum measurements):

Spacious L-shaped reception room with double-glazed patio doors, wood effect flooring.

Kitchen

10' 8" (3.25m) x 5' 9" (1.75m):

Fitted kitchen, integrated oven, hob and fridge freezer, extractor hood, washing machine, dishwasher, carpeted flooring.

Bedroom One

10' 8" (3.25m) x 9' 3" (2.82m):

Master bedroom with double-glazed window to front aspect, carpeted flooring.

En-suite:

Master en-suite with shower cubicle, WC, wash hand basin, heated towel rail, tile effect flooring.

Bedroom Two

10' 10" (3.30m) x 9' 10" (3.00m):

Double bedroom with double-glazed window to front aspect, carpeted flooring.

Bathroom

7' 4" (2.24m) x 6' 4" (1.93m):

Family bathroom fitted with three-piece suite comprising bath, WC and wash hand basin, double-glazed window to side aspect, heated towel rail, tile effect flooring.

Outside

Communal gardens and residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 82 years

Service Charge

Advised by vendor - £1250.00 per annum

Ground Rent

Advised by vendor - £350.00 per annum

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. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is related to an employee of RyeView Homes.



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