

LEASEHOLD



Flat (EPC Rating: C)

2 RIDGEWAY HEIGHTS, RIDGE WAY, HIGH
WYCOMBE, BUCKINGHAMSHIRE, HP13 5BE
Guide Price

£280,000

Rye
View
HOMES



2 Bedroom Flat located in High Wycombe

****GUIDE PRICE £280,000 TO £295,000****

RyeView Homes are pleased to present to the sales market this spacious two bedroom ground floor apartment, situated the sought-after area of Terriers, High Wycombe.

This bright and spacious flat is situated in the known area of Terriers, High Wycombe, providing easy access to local amenities and transport links. The property comprises in brief: entrance hall, spacious lounge, fitted kitchen, master bedroom with access to the private patio, en-suite shower room to master bedroom, a good sized second bedroom and bathroom.

The property further benefits from: UPVC double glazing, private patio and shared garden.

Ideal buy to let investment, achieving a gross rental yield of almost 6%.

The accommodation in further detail comprises:

Entrance Hall

Entrance hall providing access to all rooms.

Living Area

Spacious living area with double-glazed windows and laminate flooring.

Bedroom One

Master double bedroom with double-glazed sliding doors leading to private patio, laminate flooring and en-suite shower room.

Bedroom Two

Double bedroom with double-glazed window, laminate flooring.

Bathroom

Modern bathroom fitted with three-piece suite comprising panel enclosed bath, wash hand basin, and WC, with tiled flooring.

Outside

Residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 106 years

Service Charge

Advised by vendor - £1,710.80 (approx.) per annum

Ground Rent

Advised by vendor - £300 per annum

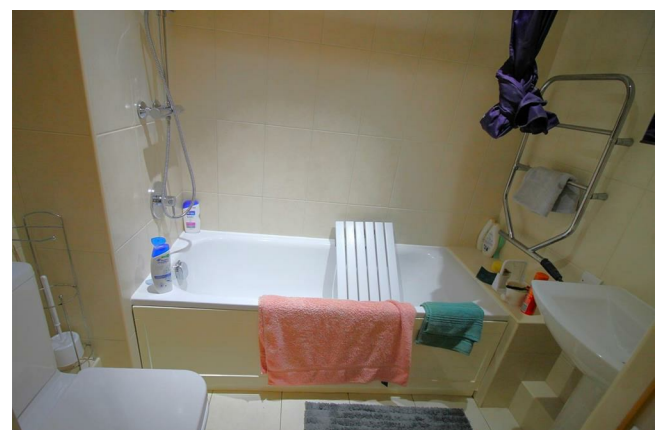
Council Tax Band

C

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective Tenants 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 Tenant 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

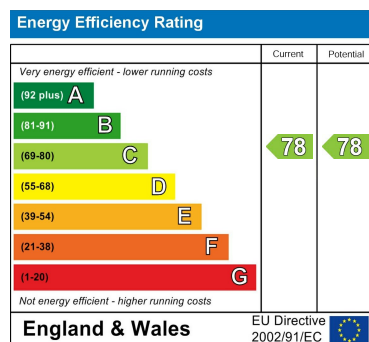


While every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band

C

Energy Performance Graph



Call us on

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