

LEASEHOLD

FLAT 14, CLIFTON COURT MARLOW ROAD, HIGH
WYCOMBE, BUCKINGHAMSHIRE, HP11 1TE



**Rye
View**
HOMES

FLAT 14, CLIFTON COURT MARLOW ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1TE

Maisonette



Guide Price Between £260,000 - £275,000

RyeView Homes are pleased to present to the market this newly re-modernised two bedroom maisonette situated in the popular Cressex area.

FEATURES

- Two Bedroom
- Double Glazing
- Recently Modernised
- Private Residential Parking
- Ideal First Time Buy
- Maisonette
- Gas Central Heating
- Communal Gardens
- Private Balcony
- Ideal Buy To Let

This property further benefits from; two double bedrooms, double glazing, gas central heating, newly fitted kitchen, new double radiators, newly carpeted throughout, new boiler, new roof, new balcony, private residential parking, close to local amenities and the lease has recently been extended.

Living Room

Spacious living area, newly carpeted flooring and double glazed window with door to balcony.

Kitchen

This newly fitted kitchen is fitted in a range of wall and base level units with roll top work surfaces, stainless steel sink with mixer tap, integrated oven, overhead extractor fan, space ad plumbing for washing machine, tiled splashbacks, tiled flooring and double glazed window to the front aspect.

SECOND FLOOR: Bedroom 1

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

Bedroom 2

Double bedroom, newly carpeted flooring, radiator, double glazed window to the rear aspect.

Bathroom

The bathroom comprises of a three piece white suite including a low level wc, pedestal wash hand basin and bath basin with overhead shower, tiling to water sensitive areas, laminate flooring and double glazed window to the rear aspect.

OUTSIDE

Balcony

Facing the front aspect.

Parking

Provides Residents off-street parking.

Tenure

Leasehold

Lease

Advised by vendor: 117 years remaining

Ground Rent

Advised by vendor: no ground rent

Service Charges

Advised by vendor: TBC

Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective Purchasers 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 Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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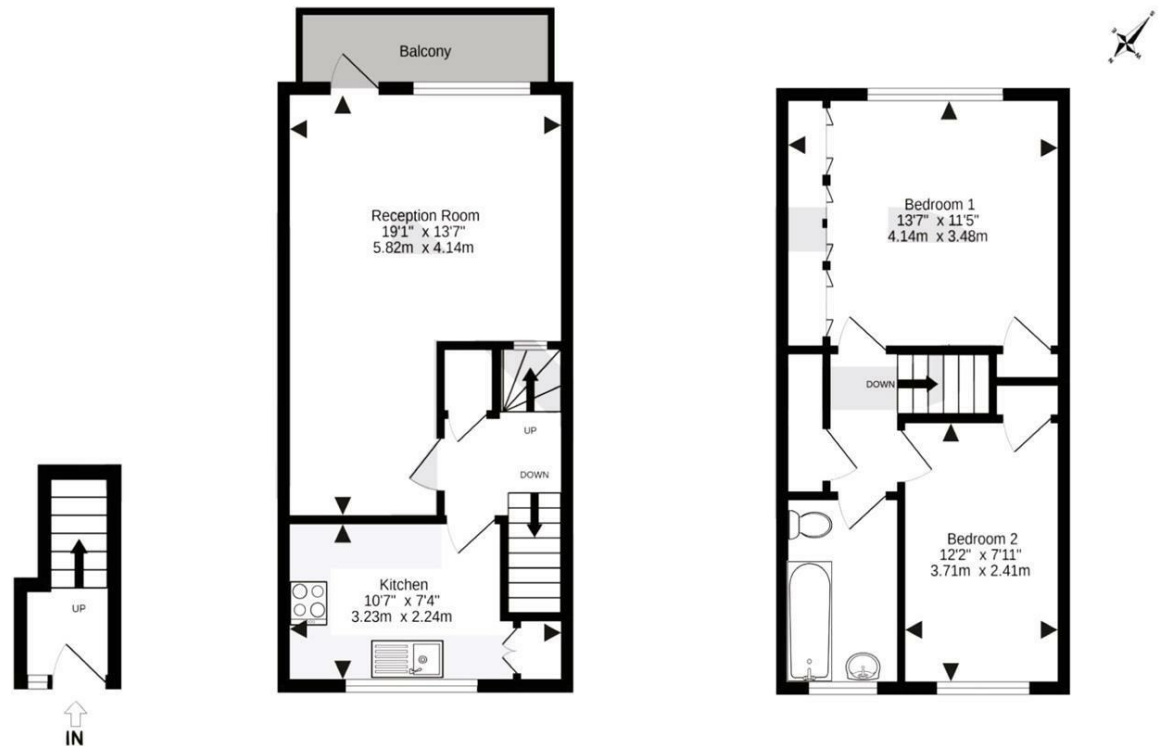
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The approximate total area for the elements of the property represented on the floorplan is 87 SqM (936 Sq.Ft)

Clifton Court, High Wycombe, Buckinghamshire, HP11 1TE

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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

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.

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