

LEASEHOLD



# 24, GUILDMASTER COURT DESBOROUGH ROAD, HIGH WYCOMBE, RICKINGHAMSHIRE

Offers In Excess Of

## £170,000

### FEATURES

- One Bedroom Flat
- Private Balcony
- Gated Residents Parking
- Communal Lift
- Open-Plan Kitchen and Living Room
- Security Entry System
- Gas Central Heating
- Zero Ground Rent



# 1 Bedroom Flat located in High Wycombe

RyeView Homes are pleased to market for sale this generously proportioned one bedroom first floor flat, located within a modern development within walking distance to High Wycombe town centre and train station. Washing machine, dishwasher, fridge-freezer and blinds are included in the price.

This spacious property (512 sq ft) comprises open-plan living room and kitchen, one double bedroom and bathroom. Further benefits include balcony, security entry system, communal elevator, residents parking, gas central heating and double glazing.

## Parking

Gated Residents Permit Parking

## Tenure

Leasehold - 87 Years Remaining

## Council Tax Band

B

## Service Charges

Advised by vendor - £205.31 monthly

## 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

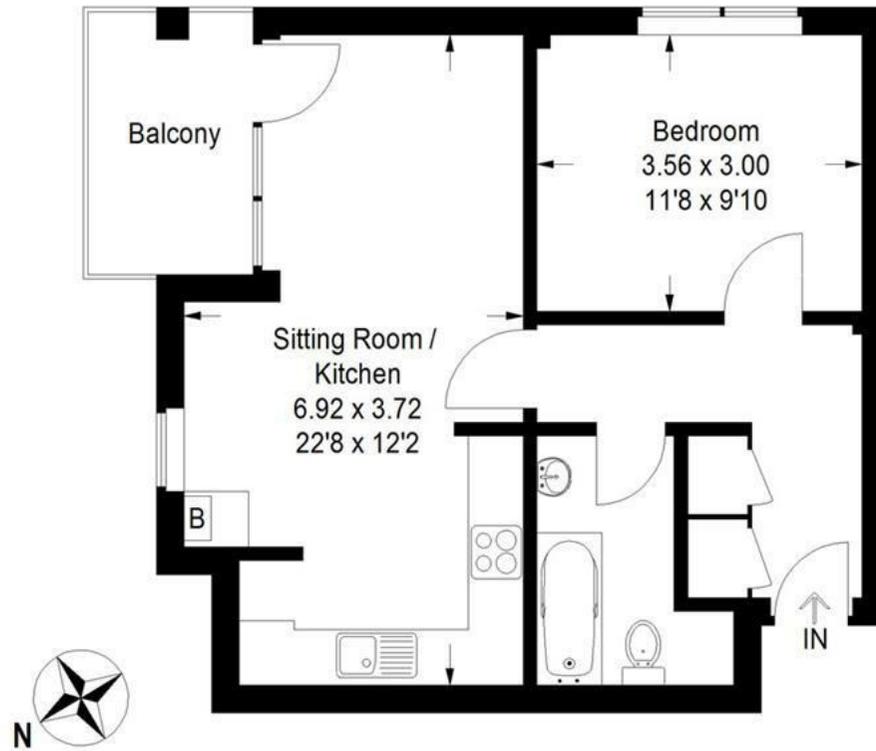
availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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

# Guildmaster Court High Wycombe

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Call us on

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

