

LEASEHOLD



# 4 WRIGHT PLACE MICKLEFIELD ROAD, HIGH WYCOMBE, HP13 7HB

Guide Price

## £249,950

### FEATURES

- Two Bedroom Flat
- Bathroom
- Private Balcony
- East Side Of High Wycombe
- Kitchen
- Living Room/Diner
- Allocated Parking



**Rye  
View**  
HOMES

# Two Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this well-presented two-bedroom flat, ideally situated in a prime location with easy access to local amenities and transport links.

The accommodation comprises an entrance hall, open-plan kitchen, lounge/dining room, two bedrooms, and a modern bathroom. The property further benefits from residents parking and a private balcony.

The accommodation in further detail comprises:

## Entrance Hall

Access to all rooms, storage cupboard, radiator

## Lounge / Dining Room

15'6" x 14'4" (4.74m x 4.38m)

Spacious and bright, radiators, doors leading to balcony

## Open Plan Kitchen

5'10" x 10'2" ( 1.80m x 3.12m)

Modern fitted units, tiled splashbacks, provision for appliances

## Bedroom One

14'2" x 10'3" (4.33m x 3.14m)

Double bedroom, carpet flooring, radiator

## Bedroom Two

14'1" x 8'0" (4.31m x 2.44m)

Carpet flooring, radiator

## Bathroom

6'7" x 6'4" (2.02m x 1.95m)

Modern, tiled, radiator

## Outside:

Private balcony

Allocated parking for one car

## Tenure

Advised by vendor - Leasehold

## Lease

Advised by vendor – 105 Years Remaining

## Service Charge

Advised by vendor - £2,502.78 Per Annum

## Ground Rent

Advised by vendor -£250 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.



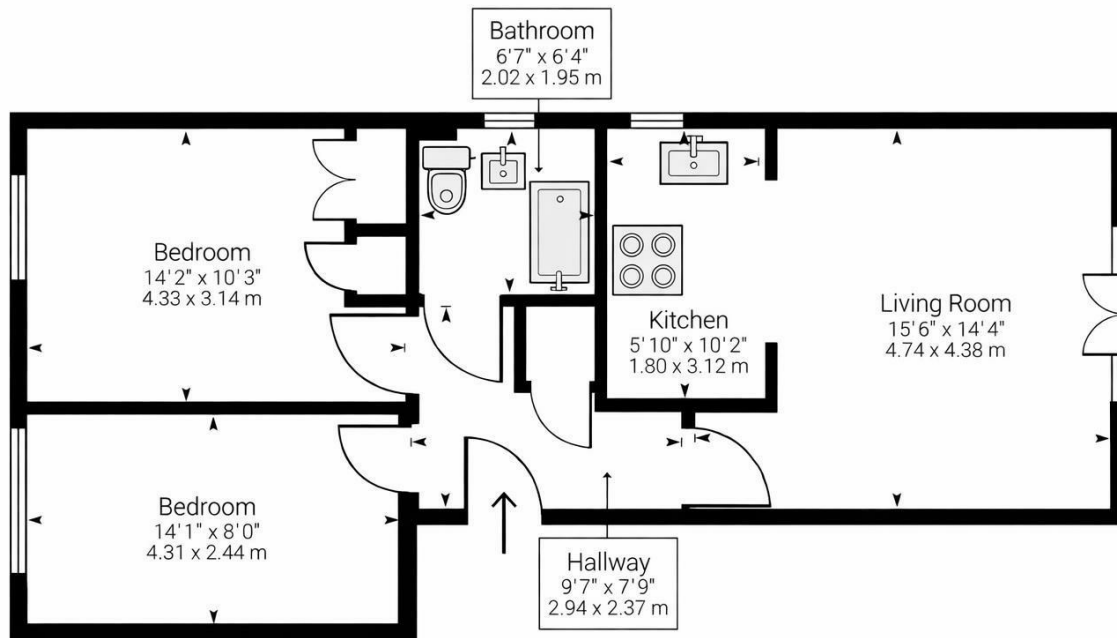
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Approximate net internal area: 620.49 ft<sup>2</sup> / 57.65 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            | 85        |
| (69-80) C                                   |  | 74                         |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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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