

LEASEHOLD



Flat (EPC Rating: B)

**FLAT 5, KIBBLES COURT ST. HUGHS AVENUE,  
HIGH WYCOMBE, HP13 7TX**

**Guide Price**

**£189,950**

**Rye  
View**  
HOMES



# I Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present this second floor one bedroom flat benefitting from a balcony providing long reaching views over High Wycombe.

RyeView Homes are pleased to present this second floor one bedroom flat benefitting from a balcony providing long reaching views over High Wycombe. The flat is set in a modern development to the North East of the town centre and mainline railway station.

The property comprises communal front door with security entry-phone, entrance hall, spacious lounge/dining room, fitted kitchen, fitted bathroom and one double bedroom. Further benefits include gas central heating, double glazing and allocated private parking.

The accommodation in more detail comprises (all dimensions being approximate only):

**Communal Entrance**  
Stairs to all floors.

Front door to:

**Entrance Hall**  
Wall mounted entry phone, radiator. Doors to lounge/dining room, bedroom and bathroom.

**Lounge/Dining Room**  
16'9 x 11'10 (5.10m x 3.60m)  
Spacious lounge/dining room with door to balcony providing far reaching views over the valley. The room has been fitted to include radiators, carpeted flooring, TV point and telephone point. Leads onto:

**Kitchen**  
11'8 x 6'0 (3.56m x 1.82m)  
Fitted with a modern range of base and wall mounted units

comprising cupboards and drawers and with granite effect work surfaces, incorporating a single bowl stainless steel sink unit, integrated stainless steel oven with gas hob and extractor hood and space for fridge and washing machine, and double glazed window to rear aspect.

**Bedroom One**  
11'8 x 11'1 (3.55m x 3.38m)  
Double-glazed window to front aspect, radiator, carpeted flooring.

**Bathroom**  
Fitted in a modern three piece white suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin and low level WC.

**Outside**  
Residents parking.

**Tenure**  
Advised by vendor - Leasehold

**Lease**  
Advised by vendor - 80 Years Remaining

**Service Charge**  
Advised by vendor - £1,338.72 Per Annum

**Ground Rent**  
Advised by vendor - No Ground Rent

**Council Tax Band**  
B



## 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.



# Kibbles Court High Wycombe

Approximate Gross Internal Area  
51.1 sq m / 550 sq ft

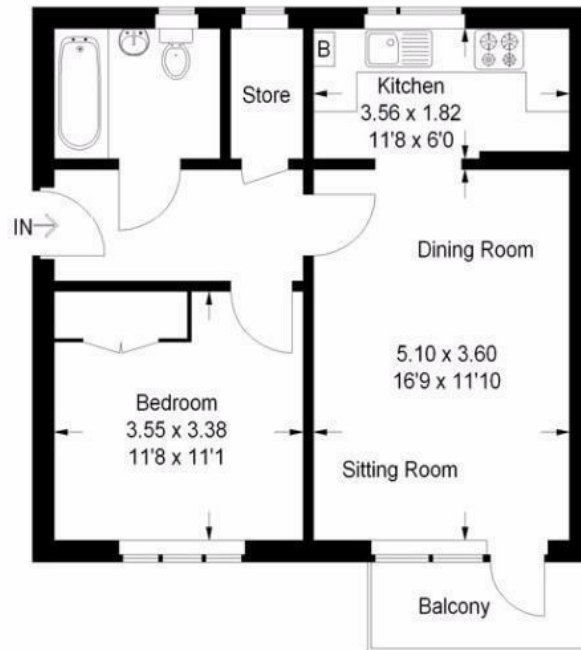


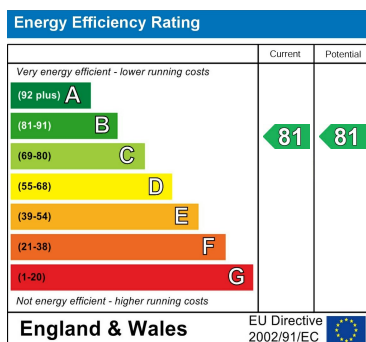
Illustration for identification purposes only, measurements are approximate, not to scale.

REF RV1068

Council Tax Band

**B**

Energy Performance Graph



Call us on

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[ryeviewhomes.com](http://ryeviewhomes.com)

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.