

LEASEHOLD



Flat (EPC Rating:)

**FLAT 4 MARGARETS COURT, PINIONS ROAD,
HIGH WYCOMBE, BUCKINGHAMSHIRE,**
Guide Price

£165,000

**Rye
View**
HOMES



1 Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present this one bedroom top floor flat, situated to the East of High Wycombe town centre.

The property comprises in brief, communal entrance, entrance hall, open-plan living room/ kitchen, double bedroom and bathroom. Further benefits include residents parking and loft space.

Ideal buy to let investment or first time purchase. No onward chain.

The accommodation in further detail comprises (all measurements being approximate only):

Entrance Hall

Doors to living room/ kitchen, bedroom and bathroom, access to loft space.



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

Margaret Court High Wycombe

Approximate Gross Internal Area
 33.2 sq m / 357 sq ft
 Loft = 8.6 sq m / 92 sq ft
 Total = 41.8 sq m / 449 sq ft

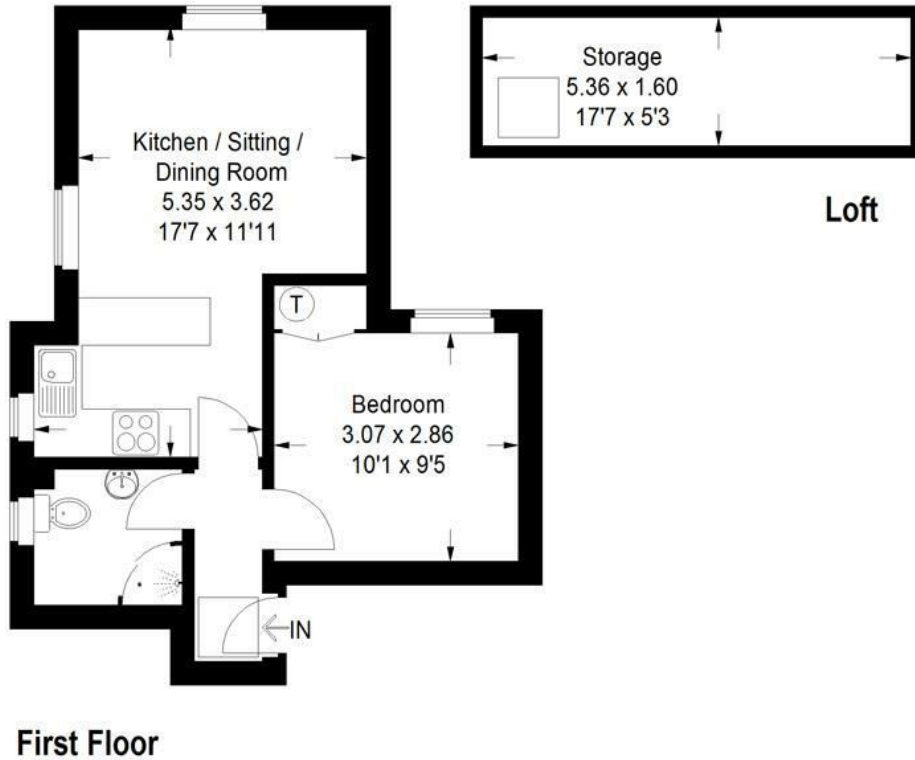


Illustration for identification purposes only, measurements are approximate, not to scale.

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Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

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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.