



**Gayhurst Road
High Wycombe
Buckinghamshire
HP13 7XH**

Offers in Excess of £202,000

bettermove

Gayhurst Road High Wycombe

Bettermove are proud to present this 2 bedroom flat in High Wycombe available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the residential car park.

The council tax band is B.

This is a leasehold property with 125 years lease from 1993; the ground rent is £10pa and the service charge is approximately £1100pa.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

Located in the popular town of High Wycombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A40, A404 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

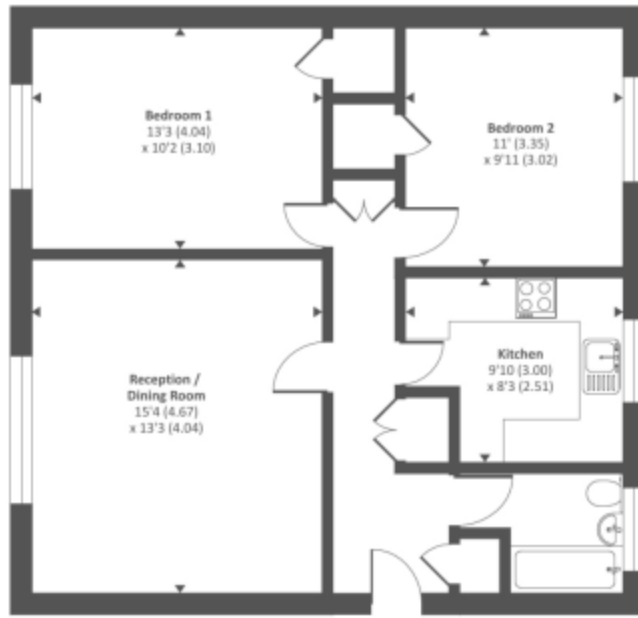
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Approximate Area = 706 sq ft / 65.5 sq m
 External Cupboard = 21 sq ft / 1.9 sq m
 Total = 727 sq ft / 67.5 sq m
 For identification only - Not to scale



External Cupboard
 (Located on landing outside flat front door)

Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Charollens Estate Agents. REF: 967316

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk