



**Whitlands Road
High Wycombe
Buckinghamshire
HP12**

Offers in Excess of £180,000

bettermove

Whitelands Road High Wycombe

Bettermove are proud to present this 1 bedroom flat in High Wycombe, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with residents parking available.

The council tax band is B.

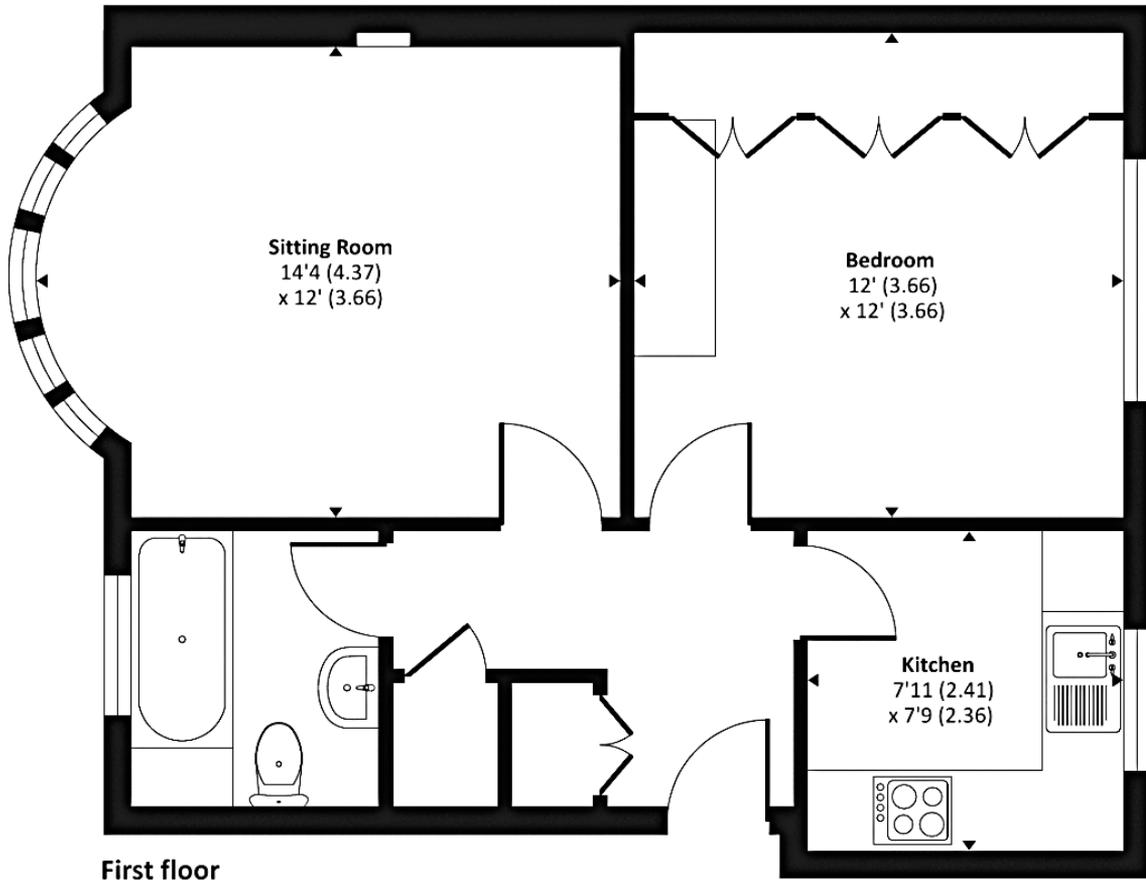
This is a leasehold property with 999 years remaining on the lease, with the potential to purchase the freehold; the ground rent is £10.00 per annum, and the service charge is £960.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom.

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 High Wycombe Train Station, a variety of local bus routes, including an excellent bus service, which gives routes to the bus and train station, and quick access to the M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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