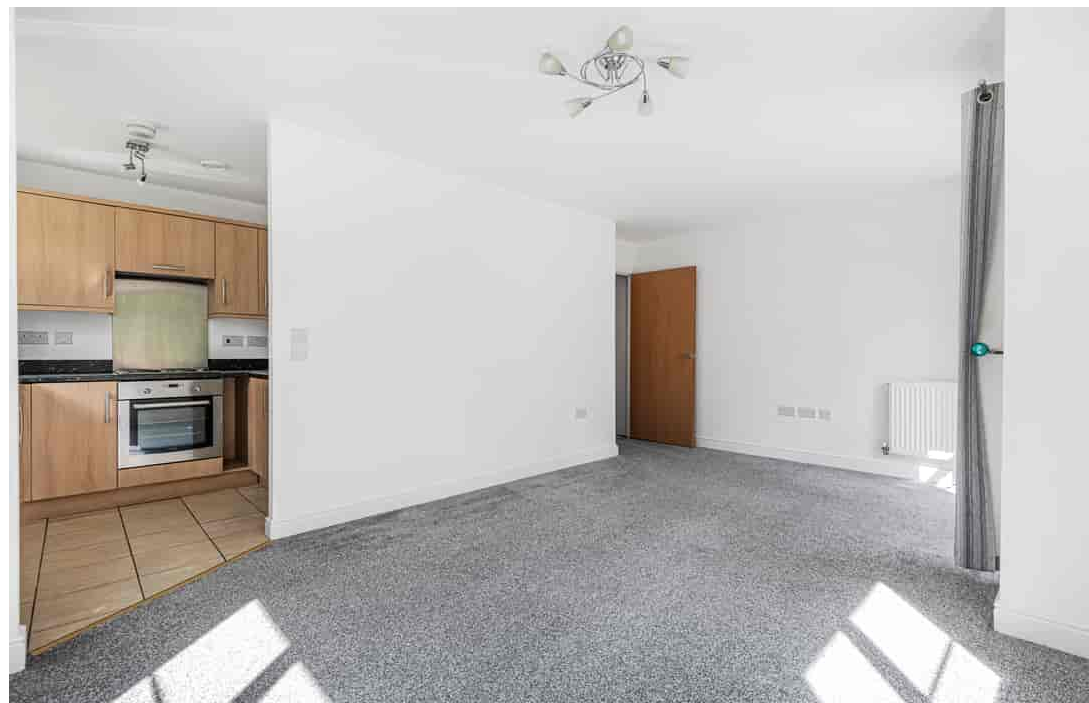




BarrettMove



**7 Vaughan House, John North Close, High Wycombe, Buckinghamshire HP11 1FF**  
**Guide Price £270,000 - Leasehold**



## PROPERTY SUMMARY

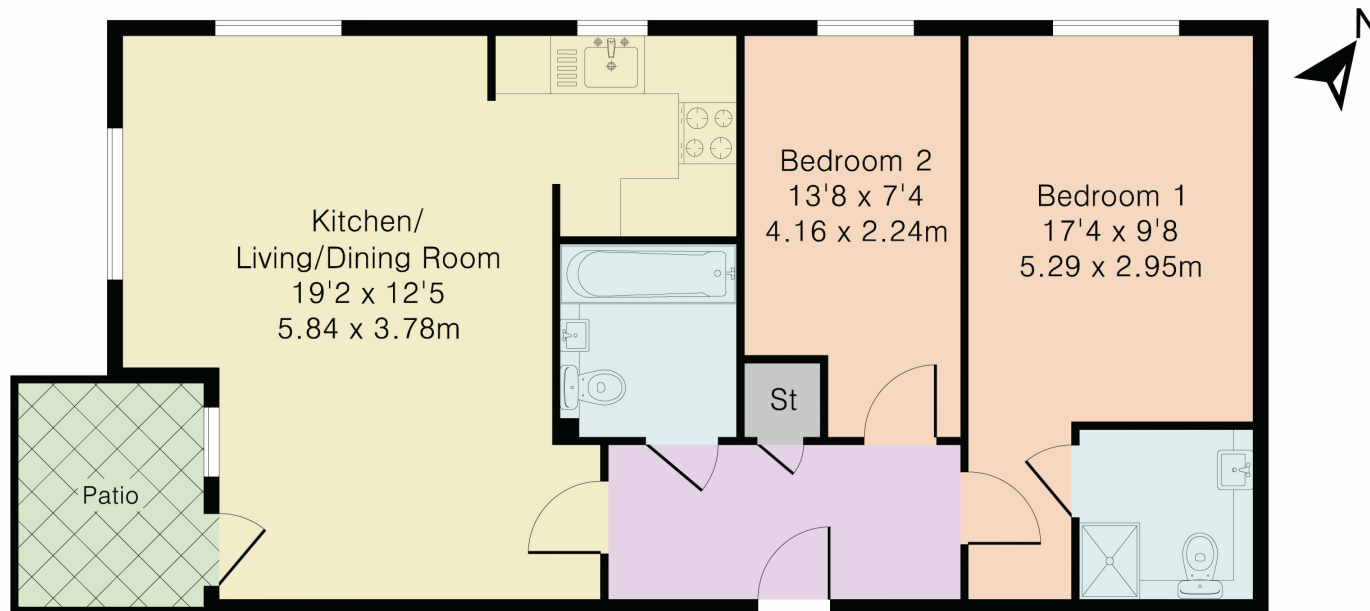
Barrett Move is delighted to present a modern two bedroom two bathroom ground floor flat with parking in a convenient location for local amenities and is opposite the park and ride bus service to High Wycombe train station and town centre.

## POINTS OF INTEREST

- \*\*\*\*\*CHAIN FREE\*\*\*\*\*
- Parking permit
- Ground floor flat
- Modern building well maintained
- Two double bedrooms
- Ensuite to master bedroom
- Patio area
- Investment opportunity
- Ideal location for buses to Wycombe town centre and train station
- c.500 yards to J4 of M40



Approximate Gross Internal Area 710 sq ft – 66 sq m



Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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