



CASTLE HOUSE

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safestore
self storage

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Desborough Road
High Wycombe



bonners & babingtons

Castle House, Desborough Road, High Wycombe, HP11 2FP

Price - £225,000

Bonnors & Babingtons are proud to present this one bedroom apartment found within the heart of High Wycombe town centre. Nearby are several amenities, High Wycombe Train Station, Motorway access at Junction 4 of the M40. The property is an ideal first time or investment purchase.

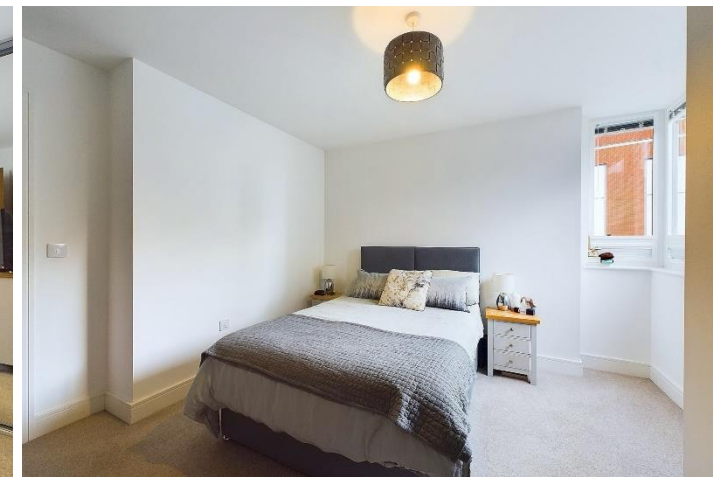
The communal front door, with video security entry phone, opens into a smart entrance lobby with an internal lift that gives access to all floors.

The apartment opens into a bright hallway that leads into all rooms and has a utility cupboard with storage and space for washing machine. There is an open plan layout to kitchen and living room with large windows giving plenty of natural light. The kitchen is modern and well appointed with intergrated appliances, such as induction hob, extractor fan, oven, fridge freezer and dishwasher. The bedroom a good size with built in wardrobes and window to side aspect. creating a light and airy space. The bathroom boasts a double walk in shower, WC, hand basin with vanity draw below, and a heated towel rail. To the front of the building is a car park where there is allocated car parking for one vehicle.

Other Notable Features : Electric heating throughout, Underground parking for one vehicle, 146 Year Lease Remaining, 15 minute walk to the station.

High Wycombe

High Wycombe town centre provides an extensive range of shopping facilities and a vast array of cafes, restaurants, and bars along with the excellent Wycombe Swan theatre. A weekly market is held in the High street. High Wycombe





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	76
		EU Directive 2002/91/EC	

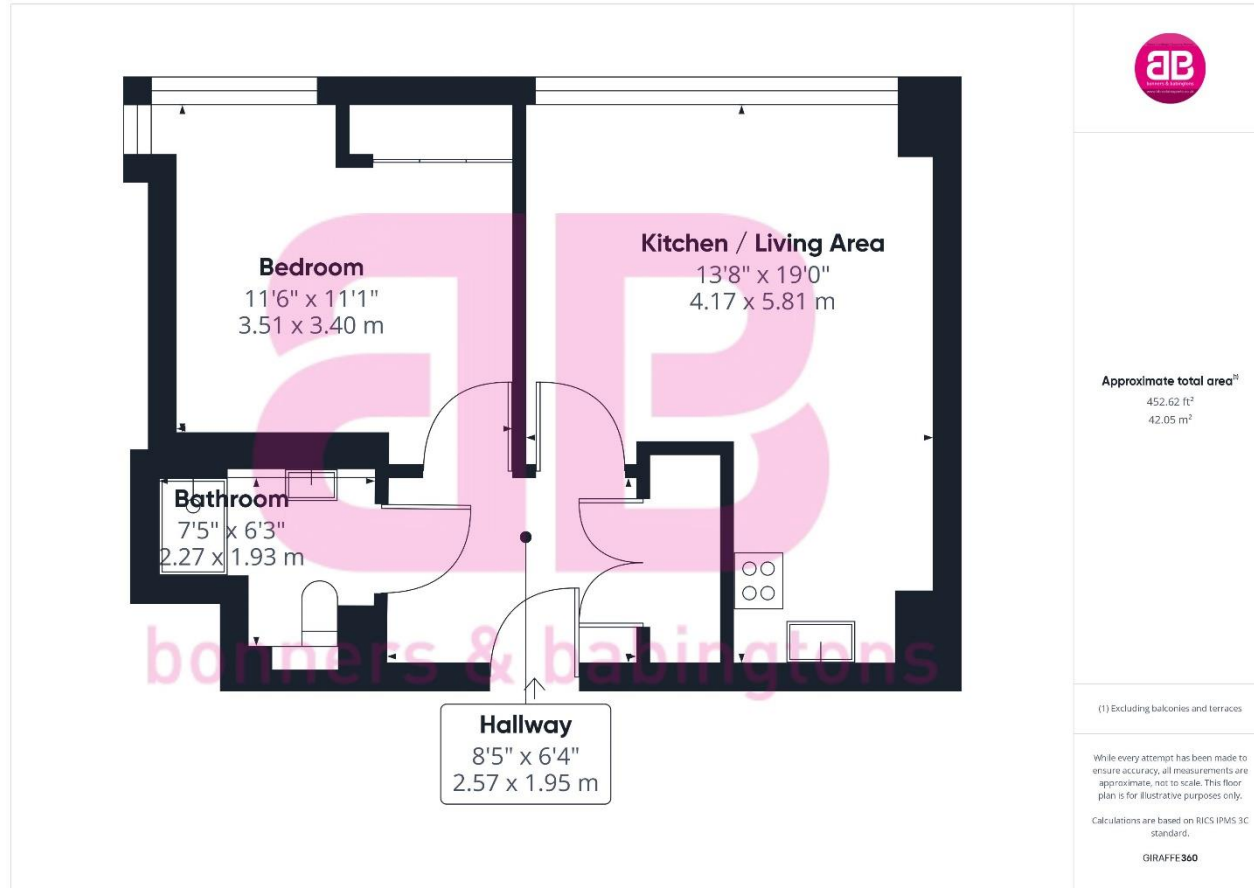
is renowned for its leisure and recreational amenities and is home to Wycombe Wanderers Football Club. The property is within close proximity to John Lewis, Asda, Empire cinema, a newly built sports centre, Next & Costa coffee Also nearby is excellent grammar schools (John Hampden & Wycombe High).

Surrounding the town are a selection of golf courses, parks, and countryside walks, many of which are only a short distance from your front door.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone in under 30 minutes and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

146 Lease Remaining
 Ground Rent - £250 Per Annum
 Service Charge - £1,600 Per Annum
 Council Tax Band B





Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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