



Aspen Court
Freer Crescent
High Wycombe
Buckinghamshire
HP13 7YG

- Tenure:- Leasehold
- Guide Price £235,000
- Lease unexpired term 84 years
- Ground rent £ 350 pa
- Service Charge £1,171.3 pa
- EPC Rating C
- Council Tax Band C



Bonnars & Babingtons are delighted to offer for sale this immaculate two bedroom first floor apartment located in a highly regarded development on the East Side of High Wycombe benefitting from underfloor heating and is sold with NO ONWARD CHAIN.

The property consists of: an entrance hallway where all rooms lead from. The spacious living/dining room is light and airy. The kitchen is modern and provides integrated appliances such as electric oven, electric hob, fridge freezer, washer dryer and ample eye and waist level storage. The master bedroom is spacious and boasts fitted wardrobes and French door out onto the balcony. The second bedroom is also a double and also provides fitted storage. The family bathroom is modern and provides a bath, over head shower and heated towel rail.

Outside - The communal gardens are well maintained and the property includes one undercover car parking space.

Other notable features - Underfloor heating throughout, double glazing and offered to the market with no onward chain.

Ground Rent Per Annum - £350, Service Charge Per Annum - £1107.74.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants. As well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

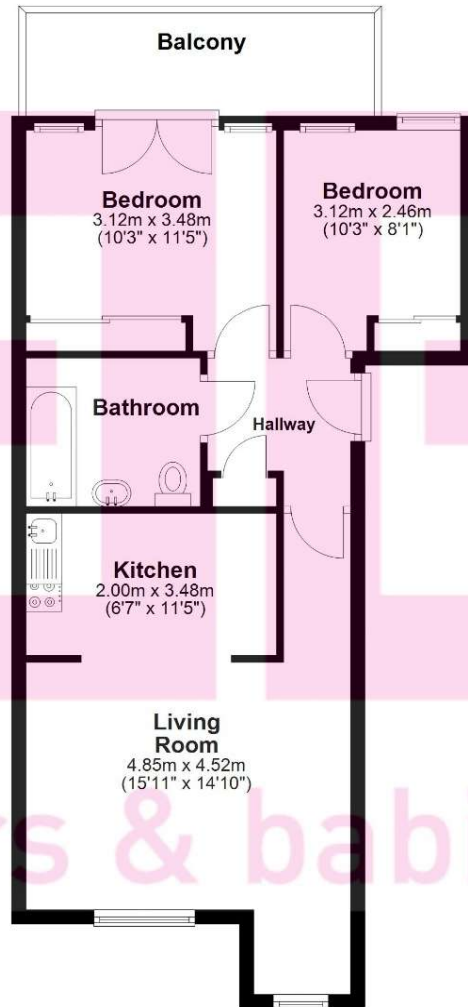
For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



BONNERS & BABINGTONS OFFER
- This superb modern two bedroom first floor apartment with south facing balcony, underfloor heating and security entry system, benefiting from excellent transport links. **SOLD WITH NO UPPER CHAIN.**



Ground Floor
Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.



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3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



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