



banniers & babingtons

Sycamore House
Princes Risborough

**Sycamore House
Princes Risborough
Buckinghamshire
HP27 0DF**

Guide Price - £275,000

**Ground Rent - £150 per annum
Service Charge - £1400 per annum**

A recently renovated two bedroom, first floor apartment finished to a high specification whilst also benefiting from a brand new lease now 99 years. The property is located centrally within the popular town of Princes Risborough and is within a short walk of the town centre with many shops and supermarkets as well as excellent transport links including the 300 bus route and mainline train station linking directly to London, Marylebone in approximately 35 minutes.

The property accommodation comprises of the following, communal entrance hallway, open plan living area flowing through to the newly fitted kitchen benefiting from waist height and eye level cupboards, fitted appliances and a built in breakfast bar. The bathroom has been recently fitted now benefiting from a bath with over head power shower and heated towel rail. There are also two further good sized bedrooms one with a fitted wardrobe.

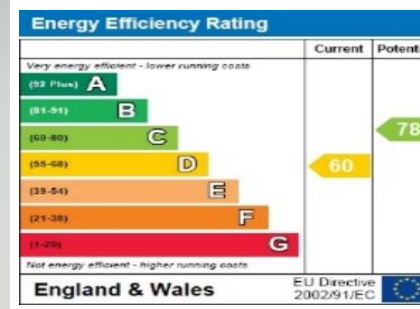
Outside there is a communal garden as well as an allocated parking space.

Other notable features include, electric heating system, double glazed windows throughout and loft storage space.

The lease has been recently extended to 99 years.

NO UPPER CHAIN!

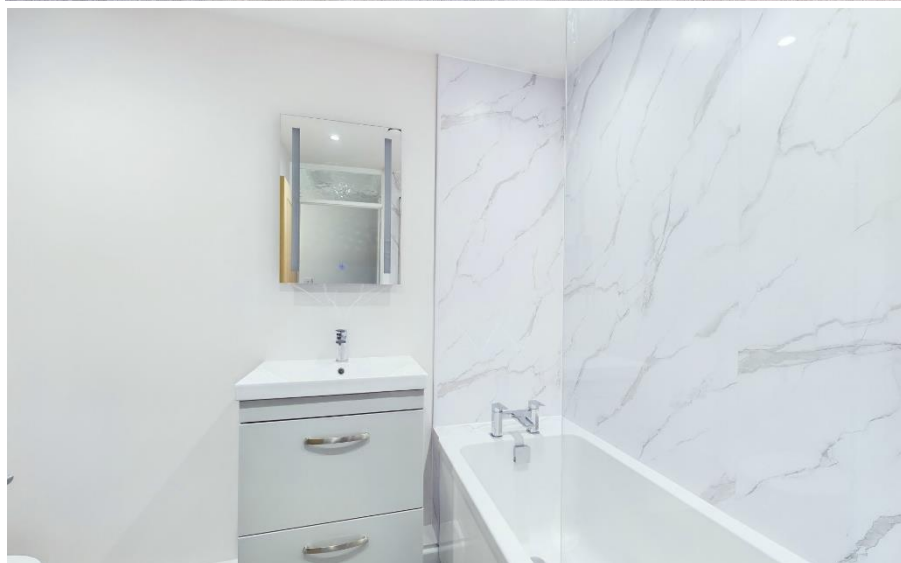




Princes Risborough

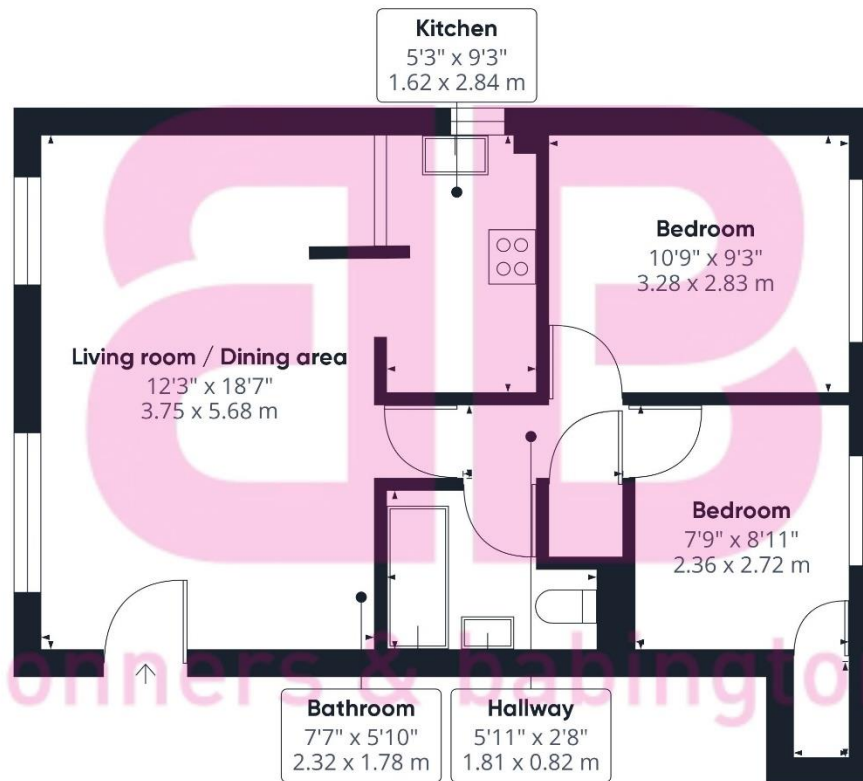
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



EPC RATING – D

Council Tax Band - C



Approximate total area⁽¹⁾
536.91 ft²
49.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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