



Duke Street
Princes Risborough
Buckinghamshire
HP27 0AT

Guide Price - £225,000

An extremely well presented apartment with accommodation arranged over two floors. Situated with in the heart of Princes Risborough. Two Bedrooms, Living Room, Kitchen and Shower Room. The property also has the benefit of a rear garden (conditions apply). The property is sold without an onward chain.

Constructed above a parade of shops this first floor apartment offers peasant and economical accommodation. Access to the property is via a stairway to its own Front Door. Small Entrance Hall, Living room, Kitchen, Shower room. Bedroom. From the living room there is a staircase that then leads to the Main Bedroom. At the rear there is a well presented garden with two storage shed one with light and power. Agents Note the rear garden is leased to the property and a small charge is payable per month. The property itself enjoys a recently extended lease of 125 years.

NO ONWARD CHAIN!

LENGTH LEASE – 125 YEARS

GROUND RENT – £150.00



Princes Risborough

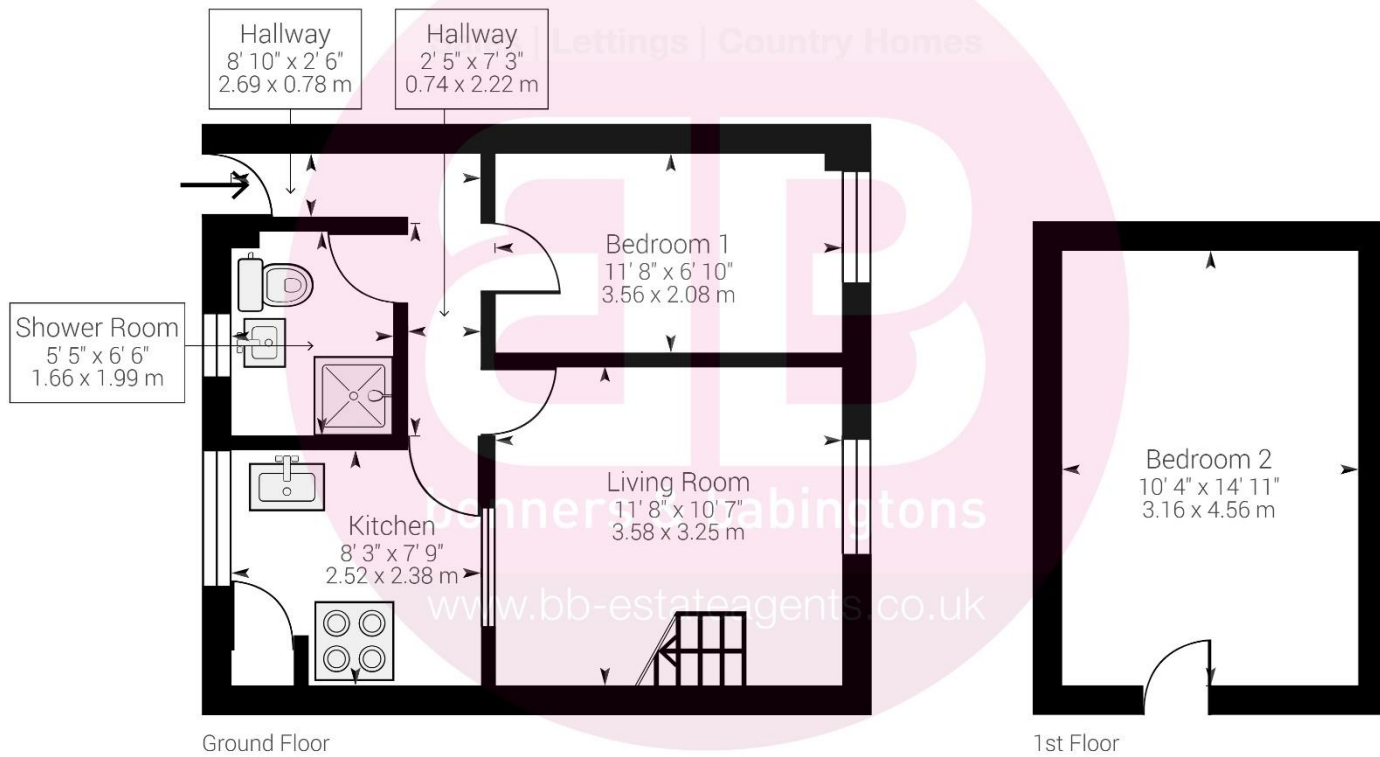
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		74
(55-68)		
D		
(39-54)		
E		
(21-38)		
F	23	
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



EPC RATING - F



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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