



bonners & babingtons

Sycamore House
Princes Risborough

Sycamore House Princes Risborough Buckinghamshire HP27 0DF

Offers Over - £250,000

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.

Lease length - 99 years

Service charge - £1200 yearly

Ground rent - £152 yearly





Princes Risborough

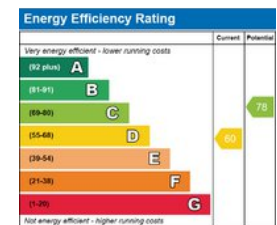
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within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

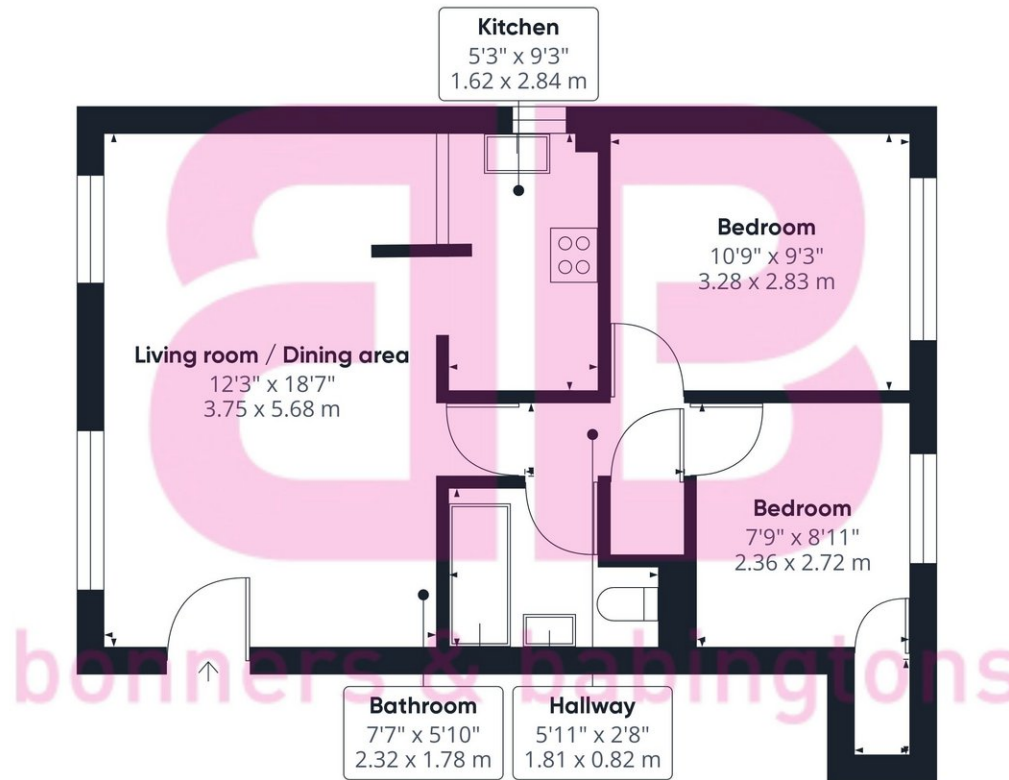
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to



EPC Rating - D

Council Tax Band: C





Approximate total area^m
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

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