



bonners & habingtons

Rowan Place, Beech Trees Road
High Wycombe

Rowan Place
Beech Trees Road
High Wycombe
Buckinghamshire
HP12 4AW

Asking Price £280,000

Bonnors & Babingtons are delighted to offer to the market this two double bedroom first floor apartment situated in a modern and secluded development just off Cressex Road. Offered to the market with no onward chain.

The property consists of: an entrance hallway where all rooms lead from, there are also 3 handy storage cupboards. The spacious living / dining room is light and airy and benefits from a balcony. The kitchen is modern and provides a gas hob, oven, dishwasher, ample eye and waist level storage. There are two double bedrooms, the master bedroom benefits from an ensuite. There is also a family bathroom with bath, overhead shower and heated towel rail.

Tenure : Leasehold

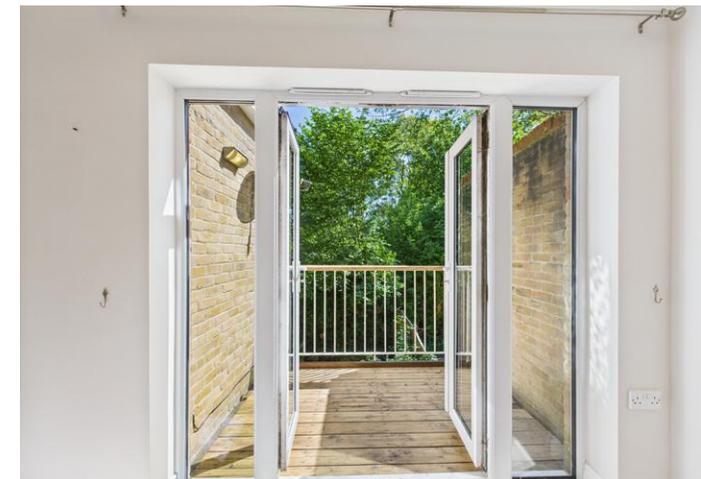
Lease Length : 103 Years Remaining

Service Charge : £85 Per Month

Ground Rent : £150 Per Annum

EPC : TBC

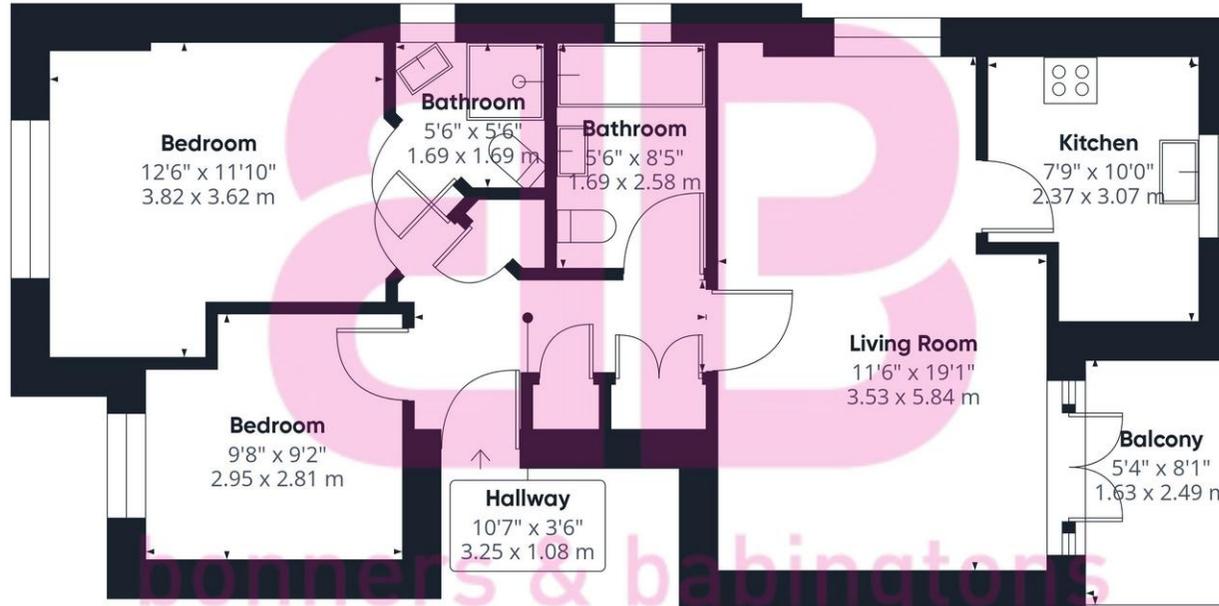
Council Tax Band : B





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.





Approximate total area^m

650 ft²
60.4 m²

Balconies and terraces

43 ft²
4 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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