



bonners & babingtons

Rectory Avenue  
High Wycombe



# Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HW

**Offers Over : £110,000**

Welcome to Rectory Avenue a top floor studio apartment situated close to High Wycombe town centre, Ideal for a investment opportunity. The apartment briefly comprises of Lounge/bedroom with vaulted ceiling, fitted kitchen with appliances, modern shower room. Outside there is allocated parking and communal gardens. This property is offer `For Sale` with the benefit of NO UPPER CHAIN.

"Why buy this property" This property offers a great location close to the town centre and would be an ideal investment opportunity"

## **Tenant in Situ!**

Service Charge: £1,978 per year  
Ground Rent: £175 per year  
Years Remaining on lease: 119 years  
Council Tax Band: A  
To be confirmed with your solicitors.







## High Wycombe

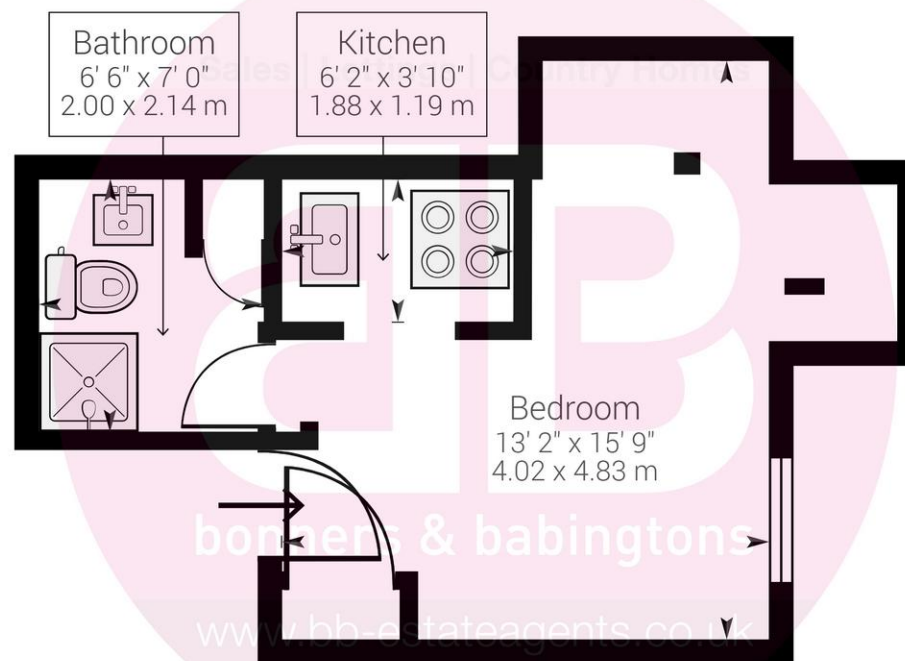
High Wycombe town centre provides an extensive range of shopping facilities and a vast array of cafes, restaurants, and bars along with the excellent Wycombe Swan theatre. A weekly market is held in the High street. High Wycombe is renowned for its leisure and recreational amenities and is home to Wycombe Wanderers Football Club. The property is within close proximity to John Lewis, Asda, Empire cinema, a newly built sports centre, Next & Costa coffee. Also nearby are excellent grammar schools (John Hampden & Wycombe High).

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 39      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Surrounding the town are a selection of golf courses, parks, and countryside walks, many of which are only a short distance from your front door.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone in under 30 minutes 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 net internal area: 245.96 ft<sup>2</sup> / 22.85 m<sup>2</sup>

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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#### 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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