

**Rye
View**
H O M E S





Daywise Court High Wycombe, HP12 4SE

Leasehold
Guide Price £224,950

- Two Double Bedrooms
- First Floor Apartment
- Balcony
- Communal Gardens
- Residents Parking

- Underfloor Heating
- Easy Access to J4 of M40
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to market this modern two bedroom, first floor apartment, located to the South of High Wycombe town centre.

The property comprises in brief; communal entrance, entrance hall, reception room with balcony, two double bedrooms, master en-suite and family bathroom and benefits from underfloor heating throughout.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises: (all measurements being approximate only)

Communal Entrance

Security entry phone system.

Entrance Hall

Wall mounted security entry phone, wood effect flooring.

Reception Room

13' (3.96m) x 11' 1" (3.38m):
Spacious reception room with double-glazed doors to balcony, wood effect flooring.

Kitchen

10' 9" (3.28m) x 5' 6" (1.68m):
Double-glazed window to rear aspect, integrated oven, hob and fridge freezer, extractor hood, washing machine, tile effect flooring.

Bedroom One

10' 1" (3.07m) x 9' 9" (2.97m):
Master bedroom with double-glazed window to front

aspect, built-in wardrobe, carpeted flooring, door to en-suite shower room.

En-suite

6' 8" (2.03m) x 4' 5" (1.35m):
Master en-suite with shower cubicle, WC, wash hand basin, heated towel rail, tile effect flooring.

Bedroom Two

11' 1" (3.38m) x 9' 7" (2.92m):
Double bedroom with double-glazed window to front aspect, built-in wardrobe, carpeted flooring.

Bathroom

7' 9" (2.36m) x 5' 6" (1.68m):
Family bathroom fitted with three-piece suite comprising bath, WC and wash hand basin, double-glazed window to rear aspect, heated towel rail, tile effect flooring.

Outside

Communal gardens and residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 82 years

Service Charge

Advised by vendor - £1250.00 per annum

Ground Rent

Advised by vendor - £350.00 per annum

Council Tax Band

C

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is related to an employee of RyeView Homes.



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NOTE: These particulars are intended only as guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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