

**Rye  
View**  
H O M E S





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## London Court

High Wycombe, Buckinghamshire  
HP11 1BT

**Leasehold**  
**Guide Price £199,950**

- One Double Bedroom Top Floor Apartment
- Newly Fitted Kitchen
- Modern Shower Room
- Communal Garden
- Parking

- Double Glazed Throughout
- Extended Lease
- Ideal First Time Purchase
- Ideal Buy to Let Investment

RyeView Homes are pleased to market this beautifully presented one-bedroom top floor apartment, located to the East of High Wycombe town centre with easy access to the train station and The Rye.

Forming part of this imposing Victorian House, the accommodation in brief comprises; communal entrance hall with stairs leading to front door, reception room, newly fitted kitchen, double bedroom and modern fitted shower room. Further benefits include recently installed Dimplex storage heaters, communal garden and parking.

This stunning apartment would be ideal for a First Time Buyer or Buy to Let investor.

### Reception Room

Living area with two double-glazed windows to front and side aspect, electric heater, carpeted flooring.

### Kitchen

Double-glazed window to side aspect, newly fitted kitchen, electric oven and hob, extractor fan, fridge, freezer, washing machine, tile-patterned flooring.

### Bedroom

Master double bedroom, double-glazed window to rear aspect, fitted wardrobe, electric heater, carpeted flooring.

### Bathroom

Modern shower room fitted with a white suite, wash hand basin, WC, heated towel rail, cabinet, tile-patterned flooring.

### Outside

Large communal garden and off-street parking.

### Tenure

Advised by vendor - Leasehold

### Lease

Advised by vendor - The property further benefits from an extended lease. Lease: 176 years

### Service Charge

Advised by vendor - £155.00 per calendar month

### Service Charge Review Period

Advised by vendor - Annually

### Ground Rent

Advised by vendor - Nil

### Council Tax Band

B

### Viewing

Strictly by appointment only



**01494 510099**

[info@ryeviewhomes.com](mailto:info@ryeviewhomes.com)  
[www.ryeviewhomes.com](http://www.ryeviewhomes.com)

7 Crendon Street  
High Wycombe  
Buckinghamshire HP13 6LE

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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