

21 Birinus Close, High Wycombe, Buckinghamshire, HP12 3LZ - £239,950

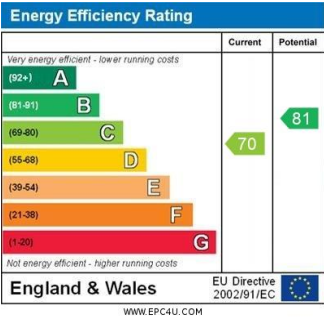
A well-presented ground floor apartment situated within a small and quiet development within easy reach of local amenities.

| Spacious Ground Floor Maisonette | Extended Lease | Quiet Cul-De-Sac Location | Entrance Porch | Good Size Living Room | Separate Kitchen | Inner Hall | Two Bedrooms | Bathroom | Electric Heating | Double Glazing | Ample Parking For Residents And Guests |

Situated in a popular development in a tucked away location, a spacious ground floor apartment with its own private entrance. The property is well-presented throughout with two good size bedrooms and white bathroom suite, a spacious living room with a separate refitted kitchen, modern electric heating and double glazing. Communal grounds are well maintained and laid principally to grass. There is ample parking for residents and guests.

Price... £239,950

Leasehold



LOCATION

Birinus Close is situated within walking distance of local shops that cater for all day-to-day needs and close to large supermarkets. The town centre of High Wycombe is approximately 2 miles and is serviced by a regular bus service running close by. The town centre offers a vast array of shopping, leisure and hospitality venues as well as having a mainline rail link to London/Birmingham. Access to the M40, junction 4, is also close by.

DIRECTIONS

From the multi roundabout system in the town centre, ascend Marlow Hill, pass through the first set of traffic lights and then filter to the right at the second set. Bear round to the right and then left into Marlow Road. Pass over the first mini roundabout turning right at the second onto Cressex Road. Pass through the traffic lights and on reaching the next roundabout, turn right onto New Road. Proceed for a short distance taking the third turning on the right into Rutland Avenue, at the next mini roundabout turn left into Albion Road and then the first left into Birinus Close. The property will be found the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 148 Years remaining: Service Charge; £300.00 Per annum. We are advised that there is no Ground Rent charge.

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

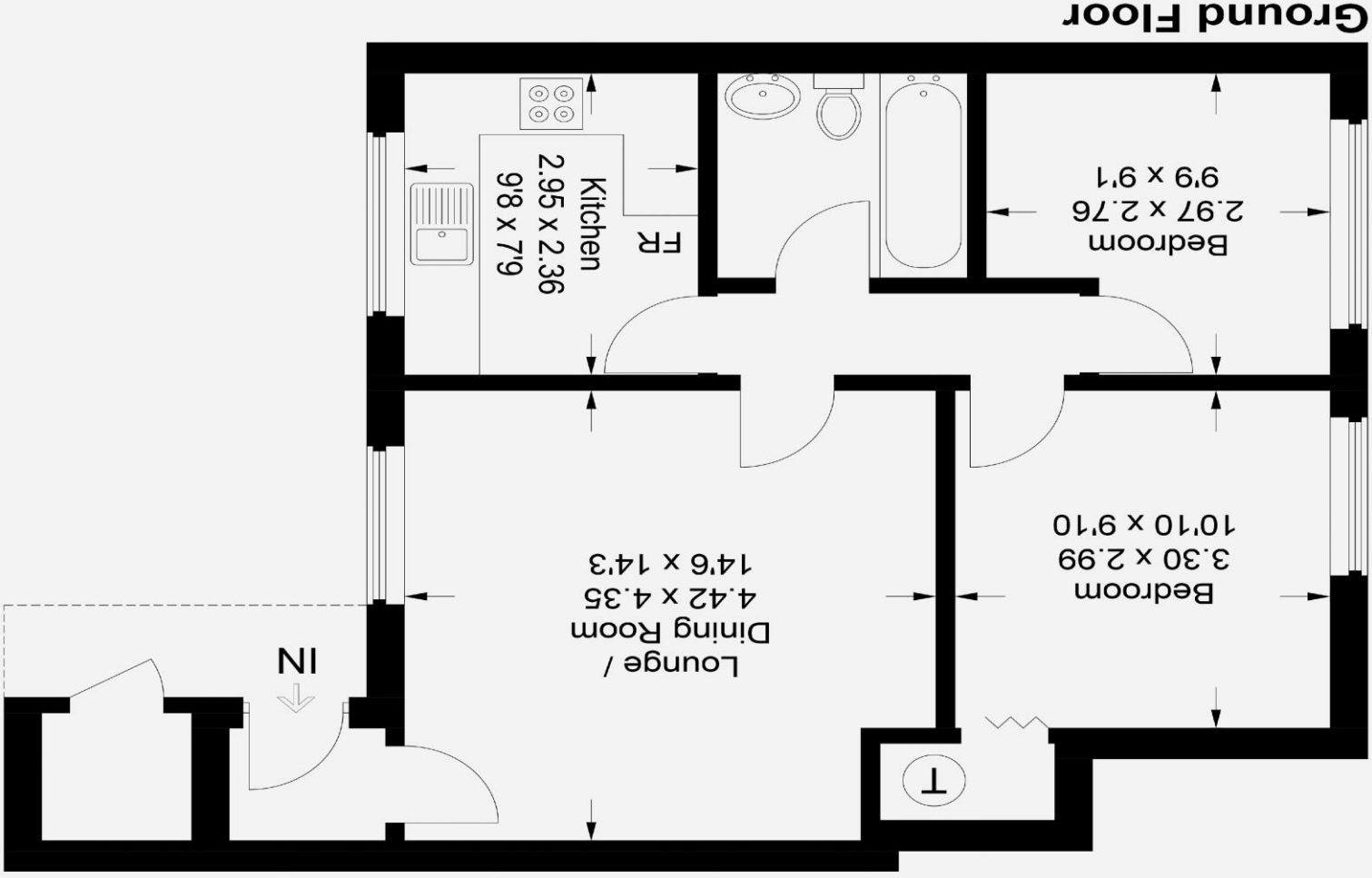
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





21 Birinus Close

Approximate Gross Internal Area = 54.4 sq m / 585 sq ft
(Excluding External Cupboard)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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