



64 Aspen Court Freer Crescent
High Wycombe

£245,000



Robertsons

64 Aspen Court Freer Crescent High Wycombe Buckinghamshire HP13 7YG

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A beautifully presented second floor apartment in this popular modern development on the eastern outskirts of the town.

Entrance hall, Sitting room, Kitchen, Two bedrooms (one with balcony), Bathroom, Electric under floor heating, Undercover parking, Communal gardens.

Entrance hall

Wooden flooring, airing cupboard housing Ariston hot water cylinder and shelved storage

Sitting room

Wooden flooring, TV point, two windows to front, opening to Kitchen

Kitchen

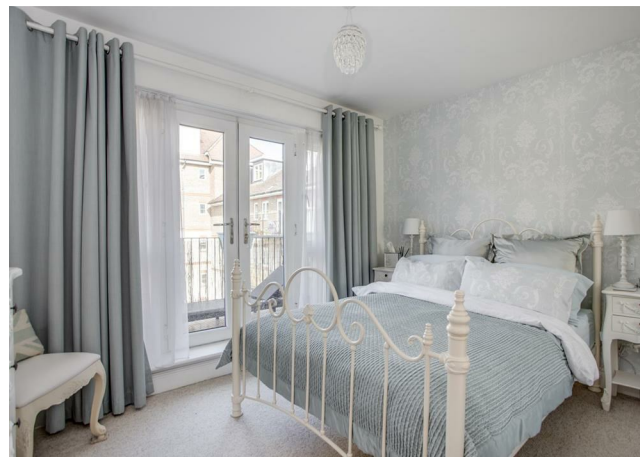
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch electric fan oven, fitted four zone ceramic Bosch hob with stainless steel splash back and extractor over, built in Bosch fridge/freezer, built in Bosch slim line dishwasher, built in Blomberg washer/dryer, tiled flooring

Bedroom 1

With built in double mirror fronted wardrobes, double doors to BALCONY

Bedroom 2

With built in double mirror fronted wardrobes, TV point, telephone point, two windows to rear



Bathroom

White suite comprising panelled bath with mixer tap and Mira shower over, low level W.C., wash hand basin with mixer tap, part tiled walls, shaver point, heated towel rail, tiled flooring

Parking

There is one allocated undercover parking space and visitors parking is available

Communal gardens

The development is built surrounding attractive communal gardens

Additional information

Lease- 86 years remaining

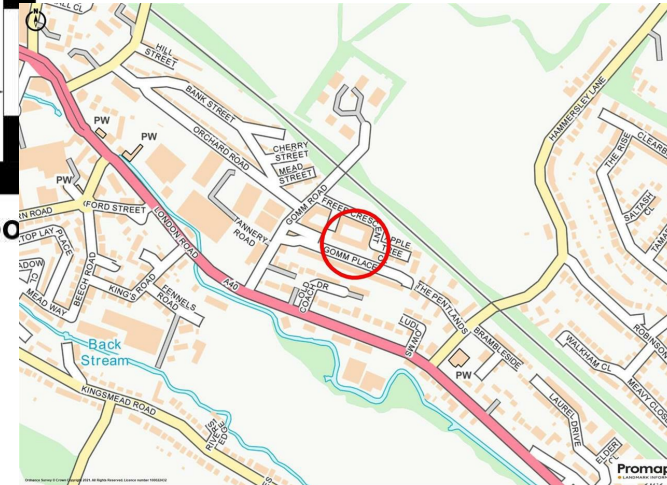
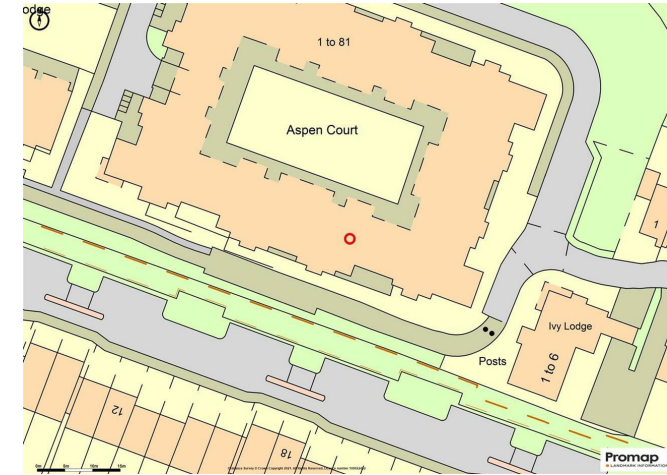
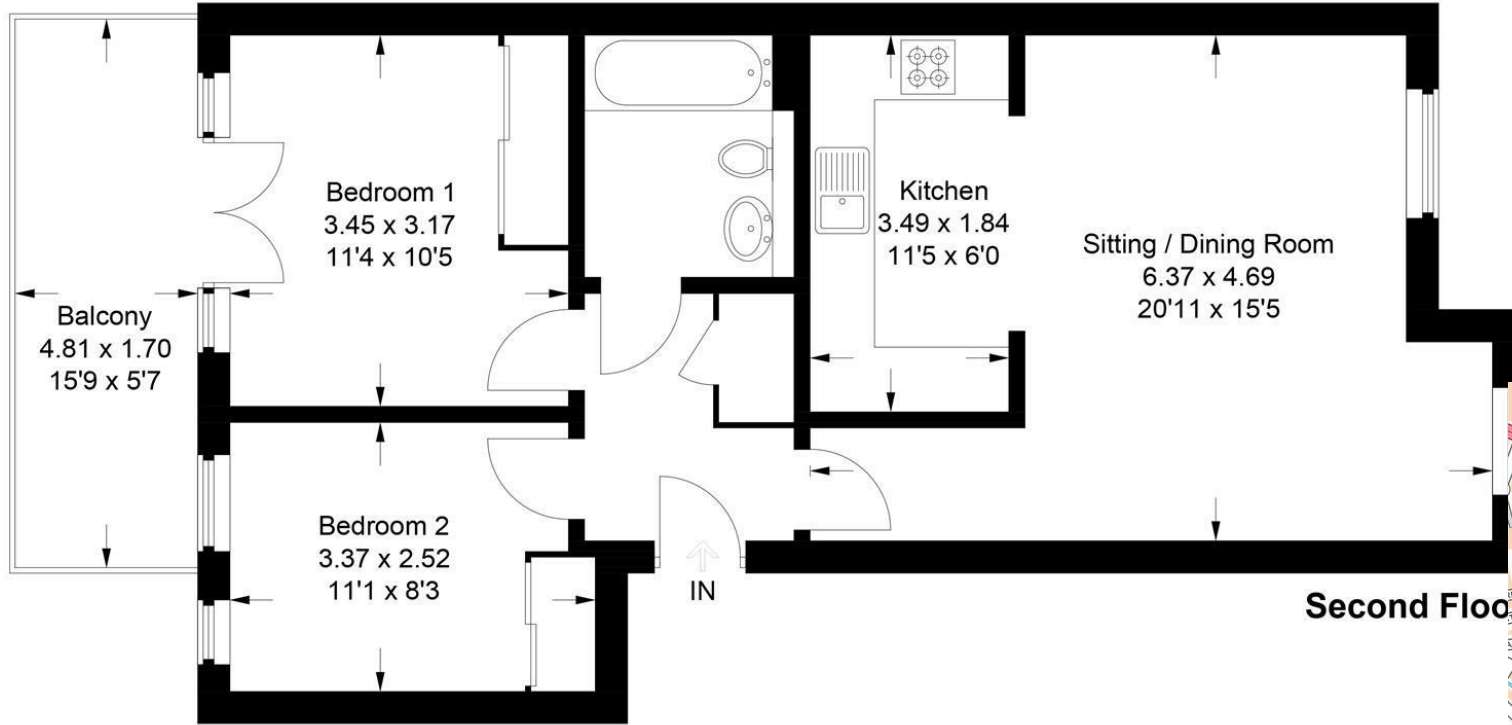
Ground rent -£350 per annum

Service charge- £1,060 per annum



64 Aspen Court

Approximate Gross Internal Area
58.0 sq m / 624 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(55-80) C			
(35-54) D			
(21-34) E			
(11-20) F			
Not energy efficient - higher running costs			
G			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(55-80) B			
(35-54) C			
(21-34) D			
(11-20) E			
(1-10) F			
Not environmentally friendly - higher CO ₂ emissions			
G			
England & Wales		EU Directive 2002/91/EC	



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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