



honners & habingtons

Peatey Court
High Wycombe

**Peatey Court
High Wycombe
Buckinghamshire
HP13 7AY**

Guide Price £225,000

Bonnars & Babingtons are delighted to offer this well presented second floor two double bedroom apartment, located on a popular residential development just a short walk of High Wycombe train station.

The accommodation comprises; entrance hall, large lounge/diner, kitchen with integrated appliances such as washer dryer, fridge freezer, dishwasher, induction hob and oven, two double bedroom and family bathroom.

The property further benefits; allocated parking, security entry phone system and electric heating. Boasting from 100 years left on the lease.

Leasehold

Ground Rent : £200 PA

Service Charge : £ 1276.85 PA

Lease Length : 100 Years Remaining





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 town has a modern sports centre and two multi-screen cinema complexes. A Waitrose supermarket. Further amenities include a John Lewis department store, Costa Coffee store and Next clothes and home store.

Surrounding the town is a selection of golf courses and array for choice on parks and countryside walks 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.

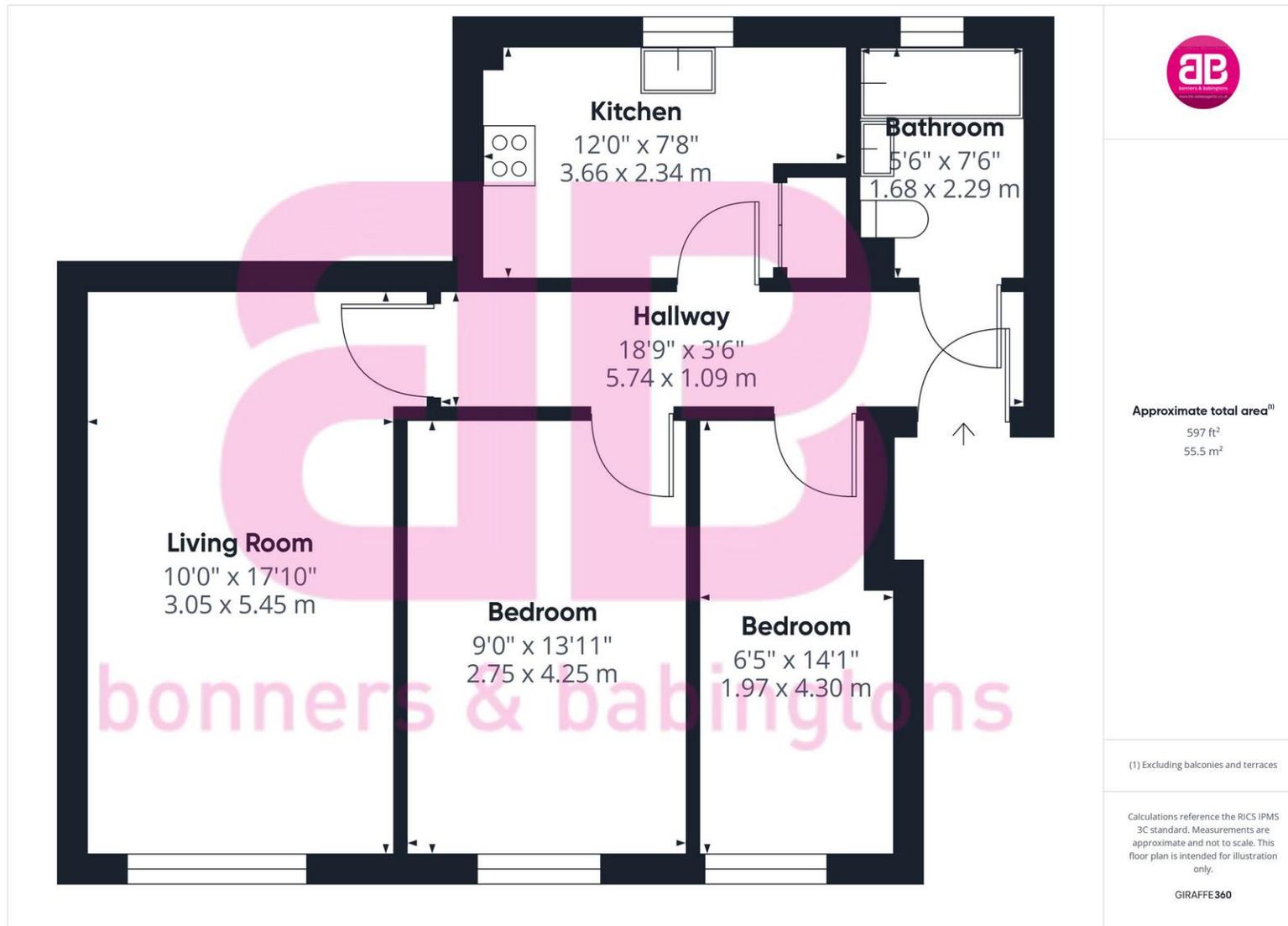


Tenure: Leasehold

Council Tax Band: C

EPC : B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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