



## 2 bed apartment to buy in HP13

Kaybridge Close, High Wycombe,  
Buckinghamshire, HP13 7HF

**£170,000** Starting Bid

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Two Bedroom Apartment
- ✓ Allocated Residents Parking + Visitors Bay
- ✓ Communal Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Presenting a charming two-bedroom apartment in the bustling town of High Wycombe. This residential sale offering presents potential buyers with a unique opportunity to purchase a piece of prime real estate in this highly sought-after location.

Detailed with two comfortably sized bedrooms, this apartment ensures you have ample space for your needs. The master bedroom has a generous layout, awash with natural light, creating a serene haven to retreat to at the end of the day. The second bedroom is also well-proportioned, offering versatility to be tailored to your needs.

The property plays host to one elegantly appointed bathroom, finished with modern fittings and ample storage for your toiletries..

The heart of the apartment lies in its inviting reception room. Bathed in light and promoting an open feel, it provides the perfect setting for both relaxation and entertaining.

Located in High Wycombe, this property is a testament to convenience. You'll be surrounded by a variety of amenities from restaurants, pubs, shops, and quality schools. Plus, with strong transport links nearby, commuting to central London or other parts of the UK will be a breeze.

This apartment is the perfect find for professionals, couples, small families, or investors looking for a low maintenance property in a prime location. It offers a convenient and comfortable modern lifestyle in an enviable setting.

Don't miss this opportunity - reach out to Pattinson Estate Agents today to arrange a viewing. This High Wycombe gem won't be on the market for long!

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 189

Annual Service Charge Amount: £1,740.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated, Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

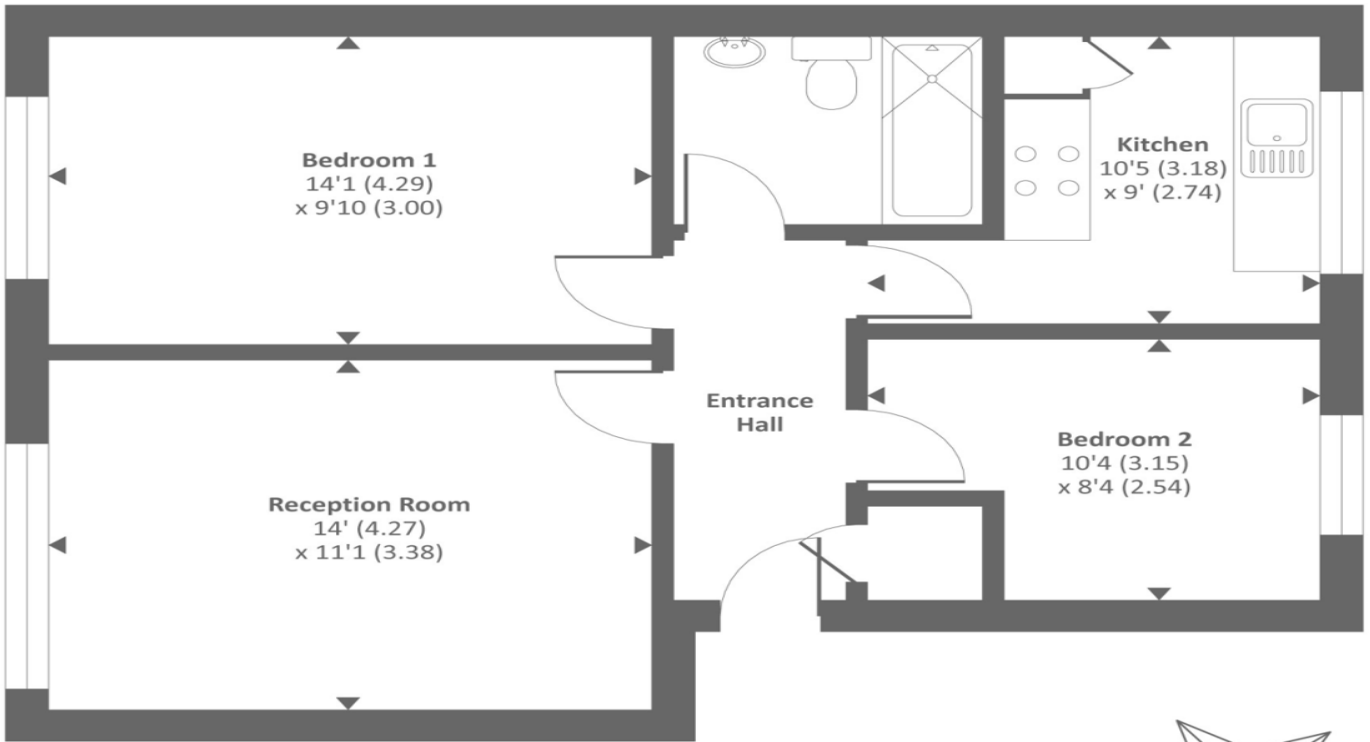
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Second floor



Approx. gross internal floor area 580 SQFT / 53.9 SQM  
 Approx. gross external floor area 686 SQFT / 63.7 SQM  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Kaybridge Close, High Wycombe, Buckinghamshire, HP13 7HF

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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