

Thompson Wilson



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Flat 8 Ridgeway Heights
Ridge Way, High Wycombe,
Buckinghamshire. HP13 5BE



£295,000

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A spacious modern two bedroom top floor flat with roof terrace located in sought after development in the prestigious Amersham Hill area within easy reach of the town centre and mainline railway station.

Vacant Possession

A well presented first floor two bedroom flat located in a sought after development in the prestigious Amersham Hill Area within a short drive of the town centre and mainline railway station which provides commuter service to London Marylebone and within a short walk of the Royal Grammar School and local Tesco Metro for day to day needs. The property has an attractive layout and benefits from a good size lounge with bay window and access to a large roof terrace, modern kitchen and bathroom, two bedrooms with en-suite shower room to master bedroom. The property also has the benefit of a tandem parking space for two vehicles. Vacant Possession - VIEWING RECOMMENDED

Accommodation (all dimensions being approximate only)

Communal Entrance Hall

Security entry-phone, stair to first floor.

Front door to:

Entrance Hall

Wood effect flooring, heating thermostat, two storage cupboard, downlighters, radiator

Bedroom One 12'8 x 10'7 (3.86m x 3.23m)

Radiator, double glazed window with aspect across to school playing fields, two built-in interconnecting double wardrobes being mirror fronted with hanging rail and shelf above, downlighter,

En-Suite Shower Room

Fitted with tiled shower cubicle, pedestal wash hand basin with mixer tap and mirror above, low level WC, tiled floor and tiled walls, shaver point, double glazed obscure glass window, heated chrome towel rail, downlighter.

Bedroom Two 10'2 x 9'2 (3.1m x 2.79m)

Double glazed window, radiator.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over and screen, pedestal wash hand basin with mixer tap and mirror above. Low level WC, tiled floor and walls, airing cupboard, heated towel rail, downlighter, shaver point, extractor fan.

Property Reference TTH2658

For independent Mortgage Advice:

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Lounge 15'6 x 9'10 (4.72m x 3m)

A delightful room with double glazed bay window with aspect over select and substantial houses and valley views beyond towards Hughenden. Wood effect flooring, Three wall light points, double glazed casement doors to roof terrace, access to kitchen.

Kitchen 9'6 x 8'9 (2.9m x 2.67m)

Fitted with a range of modern units comprising one-and-a-quarter bowl sink unit, built-in dishwasher, range of floor and wall mounted units, range of drawers, built-in fridge, built-in freezer, built-in oven with ceramic hob with canopy filter hood above, plumbing for washing machine, tiled flooring, downlighters, cupboard housing gas fired boiler, double glazed window.

Roof Terrace 21' x 12' (6.4m x 3.66m)

Storage area, outside light and power point, views to front across housing and Wycombe Valley beyond towards Hughenden.

Outside

Parking Space

Tandem parking space

Lease 125 years with 113 remaining. Current service charge £1242pa. Current Ground Rent £300pa

Directions

From High Wycombe town centre proceed up the A404 Amersham Hill into Amersham Road. Just before the Royal Grammar School turn left into Hamilton Road. Ridgeway Heights will be found on the right hand side on the corner of The Ridgeway and Hamilton Road with vehicular access from Hamilton Road.



£295,000

The Consumer Protection from Unfair Trading Regulations 2008

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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Thompson Wilson team

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