



**Bellfield Road
High Wycombe
Buckinghamshire
HP13**

Offers In Excess Of £158,000

bettermove

Bellfield Road High Wycombe

Bettermove are proud to present this 1 bedroom flat in High Wycombe.

The property benefits from double glazing, electric central heating throughout. The property does not come with a parking space on site, but there are permit options in the surrounding area.

The council tax band is B.

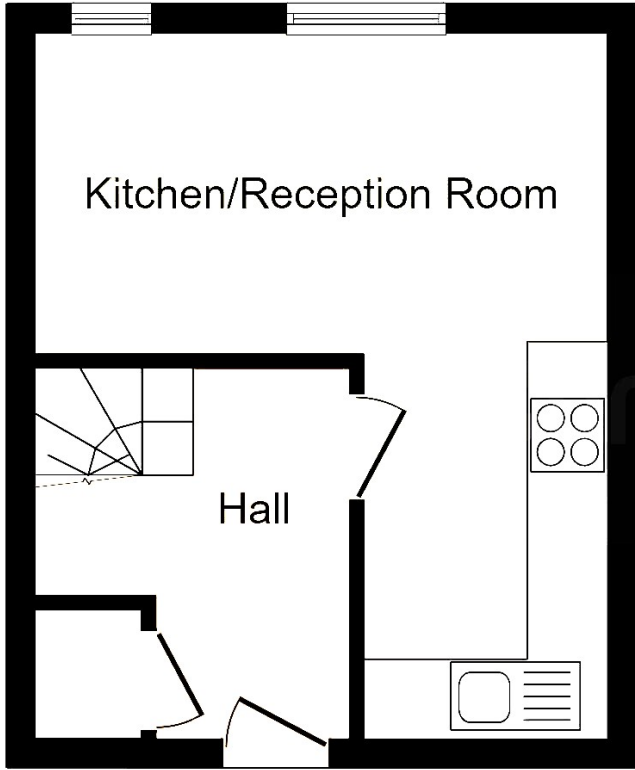
This is a leasehold property with approximately 120 years remaining on the lease; the ground rent is £15pm and the service charge is £157pm.

The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen on the ground floor. The first floor consists of the bedroom and the family bathroom.

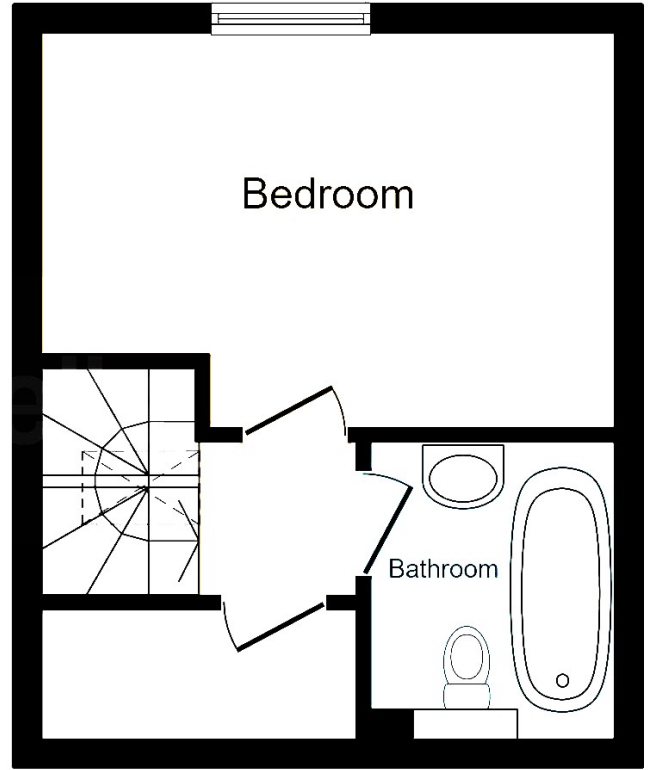
Located in the popular town of High Wycombe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from High Wycombe train station (0.8 miles), various bus routes and the M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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