



Alexandra Court  
West Wycombe Road  
High Wycombe  
Buckinghamshire  
HP12

Offers In Excess Of £145,000

bettermove

# West Wycombe Road

## High Wycombe

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

The property benefits from double glazing, and gas central heating throughout, with off street parking available via communal parking at the back of the property.

The council tax band is B.

This is a leasehold property with 153 years remaining on the lease; the service charge is £800pa.

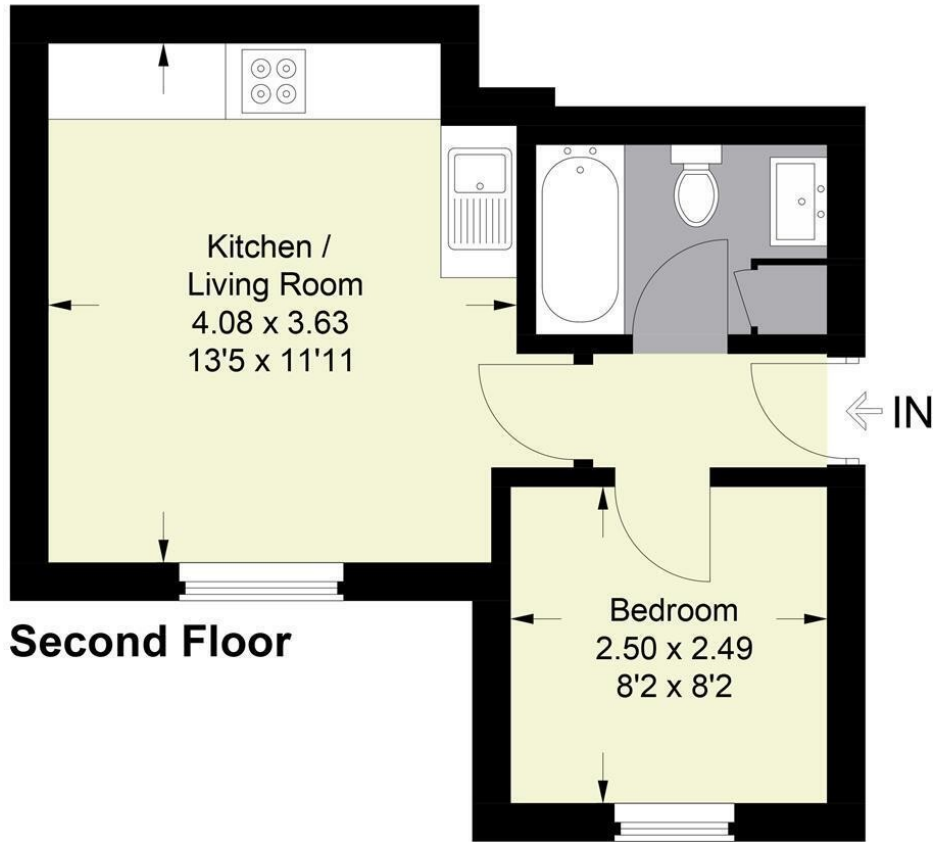
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedrooms and the family bathroom. The exterior boasts a public rear garden, perfect for enjoying the summer months.

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 (1.3 miles), various bus routes and the M40.

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



Approximate Gross Internal Area  
27.7 sq m / 298 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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