



PCM **£1,350**

**** AVAILABLE NOW - UNFURNISHED ****

An extremely well presented, two double bedroom, split level maisonette that is offered to the market unfurnished and has been well looked after by its current tenant. The property is located in a quiet, tucked away development in the sought Downley region of High Wycombe within walking distance of local schools, shops and transport facilities and offers some fantastic views across the valley towards West Wycombe. The accommodation comprises; entrance lobby, lounge/diner with door open onto balcony, fitted kitchen with storage cupboard housing the boiler, two large double bedrooms and family bathroom. The property further benefits; communal off street parking, gas central heating, UPVC double glazing, garage in block and communal gardens. An early viewing is highly recommended.

- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS
- SPLIT LEVEL MAISONETTE
- GARAGE IN BLOCK
- SPACIOUS PROPERTY
- GAS CENTRAL HEATING
- BALCONY OF LOUNGE
- DOUBLE GLAZED
- QUIET LOCATION
- EARLY BOOKING ADVISED





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Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 73 | 74 |
| England & Wales | EU Directive 2002/91/EC  | |

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