



Flat 7 Lindsay Gardens, Gilletts Lane, High Wycombe, HP12 4BB  
£285,000

# Flat 7 Lindsay Gardens Gilletts Lane

## High Wycombe

- Impressive, Well Appointed, Ground Floor Apartment
- Immaculately Presented Throughout and in a Quiet Location Towards West Wycombe
- Communal Hall with Secure Entry, Reception Hall
- Lounge with Open Plan Fitted Kitchen and Doors to Patio and Communal Grounds
- Two Good Double Bed Size Bedrooms, En Suite Shower Room and Family Bathroom
- Gas Central Heating And Double Glazing
- Parking For Two Cars
- Communal Gardens, One Large Rear Grassed Area Running The Length of Both Apartment Buildings And Separate Enclosed Area

The property is situated between High Wycombe and West Wycombe. The town centre is easily accessible and provides a comprehensive range of facilities including a mainline rail link to London Marylebone, Birmingham and Oxford. The property is also close to the charming, historic, West Wycombe Village with the National Trust owned West Wycombe Estate and the Hell Fire caves.

Council Tax band: C

Tenure: Leasehold; 117 Years remaining; Service Charge; £1685.32 Per annum; Ground Rent; £295.00 Per annum

EPC Energy Efficiency Rating: B



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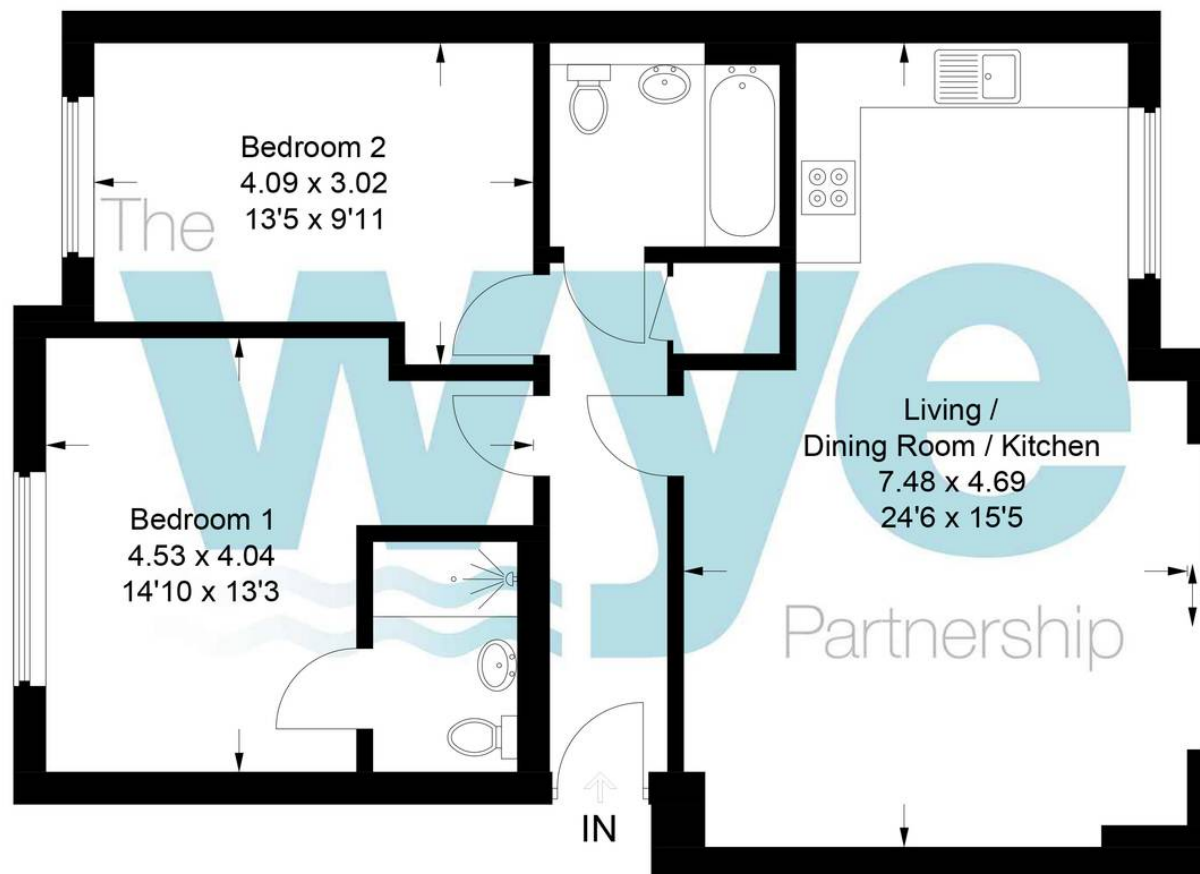
High Wycombe

This impressive and immaculately presented ground floor apartment offers a wonderful opportunity to acquire a well appointed home in a quiet location towards West Wycombe. The property is accessed via a communal hall with secure entry, leading to a welcoming reception hall. The spacious lounge features an open plan fitted kitchen, creating a modern and versatile living space, with doors opening to the patio and communal grounds. There are two good size bedrooms, including a principal bedroom with en suite shower room, complemented by a stylish family bathroom. The apartment benefits from gas central heating and double glazing throughout. Additional features include allocated parking for two cars and the use of well maintained communal gardens. This property combines modern living with a peaceful setting, making it an excellent choice for professionals, small families seeking a high standard of accommodation between High Wycombe and West Wycombe. Early viewing is highly recommended and is offered with vacant possession.



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Approximate Gross Internal Area = 73.2 sq m / 788 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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## The Wye Partnership High Wycombe

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