



20 Rosewood Gardens

High Wycombe

- Ground Floor Retirement Apartment For The Over 60's
- Popular Development To South West of High Wycombe
- Private Entrance, Entrance Hall, Living Room, Kitchen
- Two Beds, Shower Room, Double Glazing, Gas Radiator Heating
- Recently Redecorated And Re-carpeted Throughout
- Direct Access To Well Maintained Communal Gardens
- Residents Car Parking, No Onward Chain

The property is on a development which is restricted to sale to and occupation only by persons aged 60 years of age or more. Under the leasehold scheme for the elderly (LSE) the buyer can only purchase a 70% of the equity in the property. The buyer is not permitted to staircase up to full ownership. The lease is not capable of being assigned. A sale is affected by surrender of the lease and a new lease is granted to the buyer. Upon each sale and surrender of the lease the landlord/freeholder, Red Kite Community Housing, is entitled to a capital payment in the sinking fund for the future maintenance of the scheme of 0.5% of the then current value of the 70% share multiplied by the number of complete years and complete months that have lapsed since the lease was granted.

Council Tax band: B

Tenure: Leasehold: Service Charge; £671.59 Per annum

EPC Energy Efficiency Rating: C

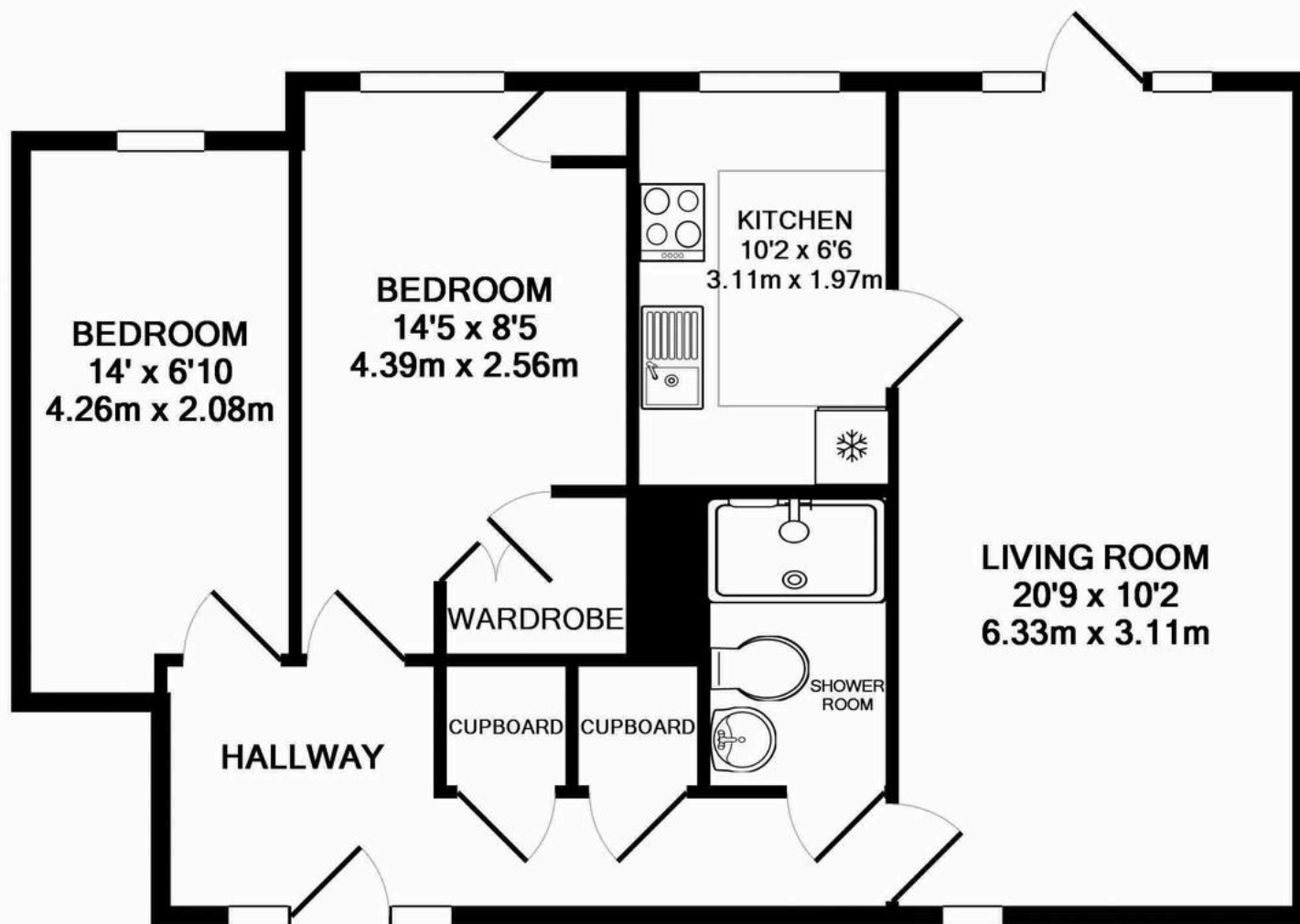


20 Rosewood Gardens

High Wycombe

This well-presented ground floor retirement apartment is situated within a highly regarded development to the south west of High Wycombe, exclusively available for residents over 60 years of age. The property benefits from its own private entrance and comprises an entrance hall, a spacious living room, a well-appointed kitchen, two comfortable bedrooms, and a modern shower room. Additional features include double glazing throughout and efficient gas radiator heating & recently re-decorated and re-carpeted throughout. The apartment offers direct access to well maintained communal gardens, and residents benefit from convenient car parking facilities. The property is offered with no onward chain, providing a straightforward purchase opportunity for those seeking a peaceful and secure environment. With its excellent location close to local amenities and transport links, this apartment represents an ideal choice for those looking to enjoy retirement living in a popular and supportive community.





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wylcombe@wyleres.co.uk • www.wyleres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

