

JNP



39 Rosewood Gardens, High Wycombe, Buckinghamshire, HP12 4RU

Asking price £110,000 *Leasehold*

A Two Bedroom Apartment

- Two bedroom first floor apartment
- Beautifully presented property
- Two bedrooms
- Large living room
- Modern kitchen
- Shared parking for residents
- Family bathroom
- Communal grounds
- Over 60's residency only
- Walking distance to local amenities
- EPC: C



JNP is proud to present this beautifully presented, two-bedroom, first-floor apartment. The property is presenting well throughout and boasts gas central heating and double glazing.

The property comprises; an entrance hallway, stairs leading to the first floor, a large living room, good sized and modern kitchen with space for white goods, a primary double bedroom with fitted wardrobes, one further double bedroom that can be used for a dining room, modern family bathroom plus some well-needed storage throughout.

The property further benefits from well-maintained communal gardens and residents' parking which is shared. The property's locality is set quite centrally to High Wycombe which allows several shops, bars, restaurants, and many more local amenities to be within walking distance. The property also has bus routes running outside which can make travelling around High Wycombe easier

making this a perfect property for over 60's. Viewing highly recommended!

Leasehold Notes

There are 93 Years remaining on the lease. The service charge is £600.00 per annum. Council Tax band B. EPC band C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Agents Note

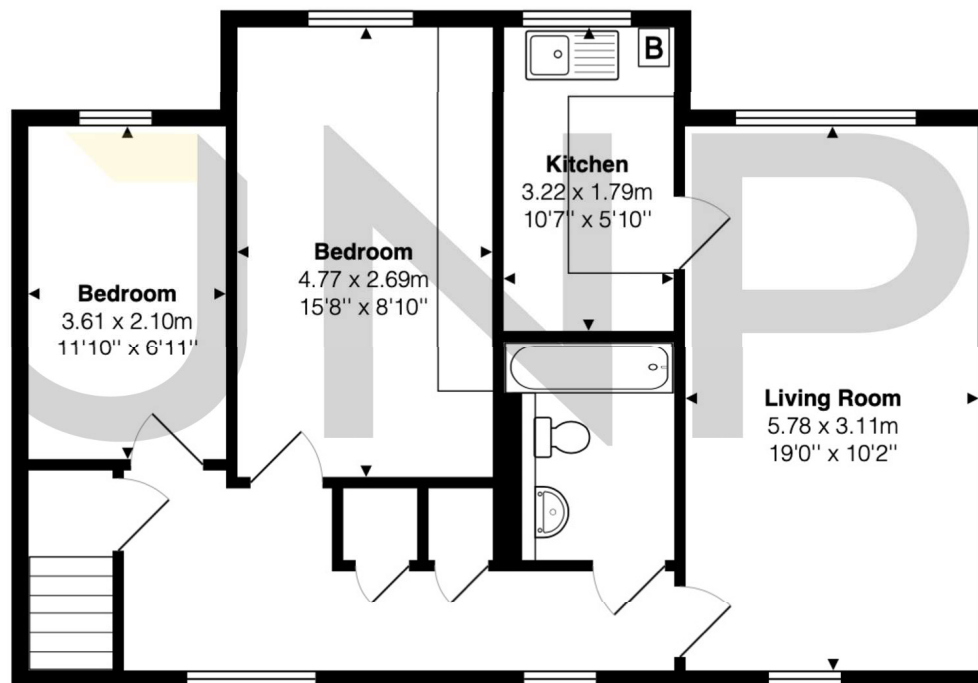
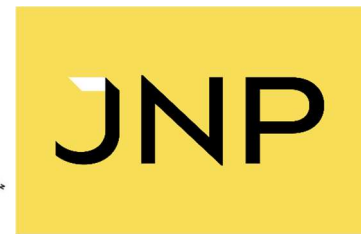
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their

services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 63 SqM (676 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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