



22 Rosewood Gardens, High Wycombe, Buckinghamshire, HP12 4RU **Asking price £110,000** *Leasehold*

A first-floor apartment located in the Rosewood Gardens development

- Two bedroom first-floor apartment
- Beautifully presented property
- Large car park
- Large living accommodation throughout
- Beautiful communal grounds
- Perfect apartment for over 60's
- Located within walking distance to High Wycombe town centre
- EPC: C



JNP are launching this two-bedroom, first-floor apartment located in the Rosewood Gardens development specifically designed for over 60's.

This property comprises; Own private entrance leading upstairs to the first floor, a large living room, two double bedrooms, a kitchen with ample space, and a family bathroom. The property is in conjunction with Red Kite on a 70%-30% equity share. The property boasts double glazing and gas central heating which provides fantastic features for the property and also has a large car park for visitors or residents. The property is in a good location for local bus routes and is within walking distance of an array of bars, cafes, restaurants, and other local amenities. Perfect

Accommodation for Over 60's. Viewing is Highly Recommended!

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.

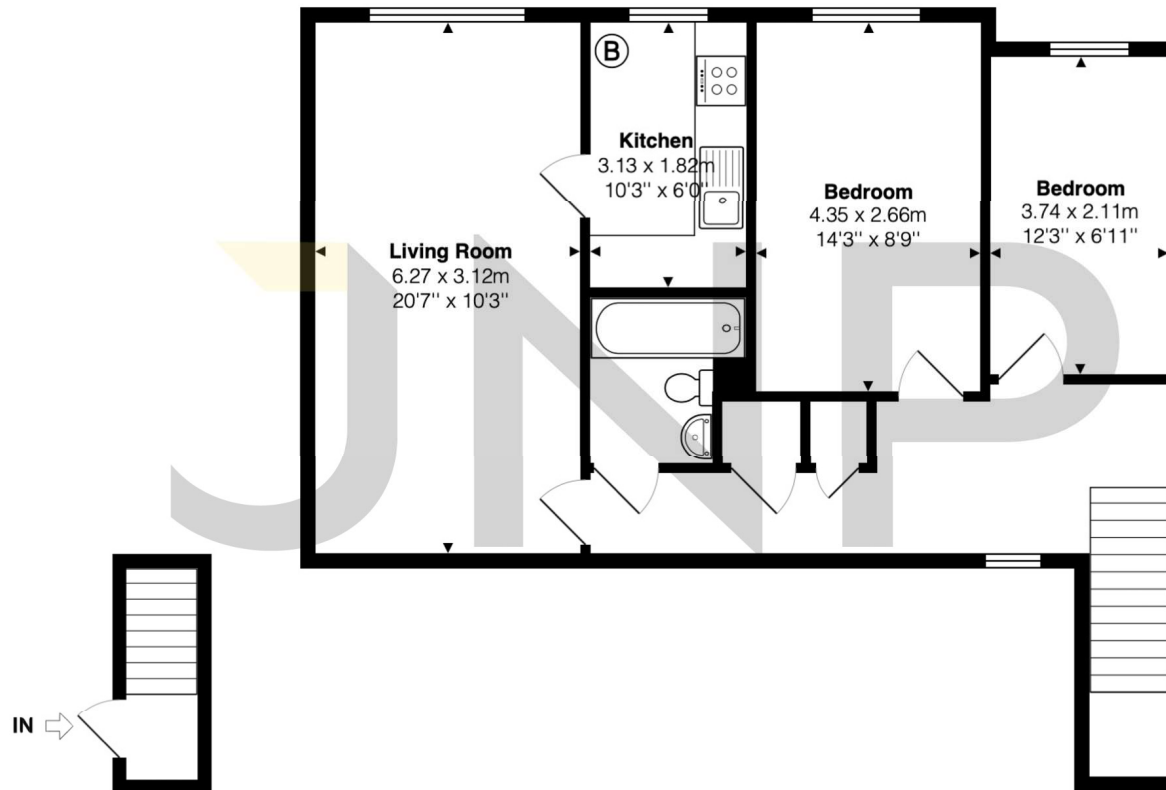
Leasehold Notes

There are 94 Years remaining on the lease. The annual charge ground rent is £0.00 and the service charge is £667.00 per annum.

Council Tax band B

EPC band C





The approximate total area for the elements of the property represented on the floorplan is 62 SqM (667 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ



@JNPestateagents



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