



JNP

SOVEREIGN COURT

Flat 41, Sovereign Court, Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XL

Asking price £160,000 *Leasehold*

** Cash buyers

ONLY **

- Two-bedroom apartment
- Ground floor
- Lounge/diner
- Allocated parking bay
- Extended lease on completion
- Walking distance to train station
- Own entrance
- Electric heating
- EPC: E



**** Cash buyers only ****

The property has a remaining lease of 63 years and would need to be a cash purchase but would make an ideal buy-to-let investment.

The property is a two-bedroom ground-floor apartment located in the town centre and is being offered with no onward chain. The accommodation comprises an entrance hall, lounge/diner with a separate kitchen, two bedrooms and a bathroom.

The property also benefits from electric heating and an allocated parking space. As previously mentioned, the property is a short walk from High Wycombe town centre where a mainline train station, theatre, library, numerous restaurants and the Eden shopping and leisure precinct can be found.

Leasehold Notes

The annual charge ground rent is £120.00 and the service charge is £900.00 per annum. The property offers a potential rental income of £900.00 PCM. Council Tax band C. EPC band E.

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.

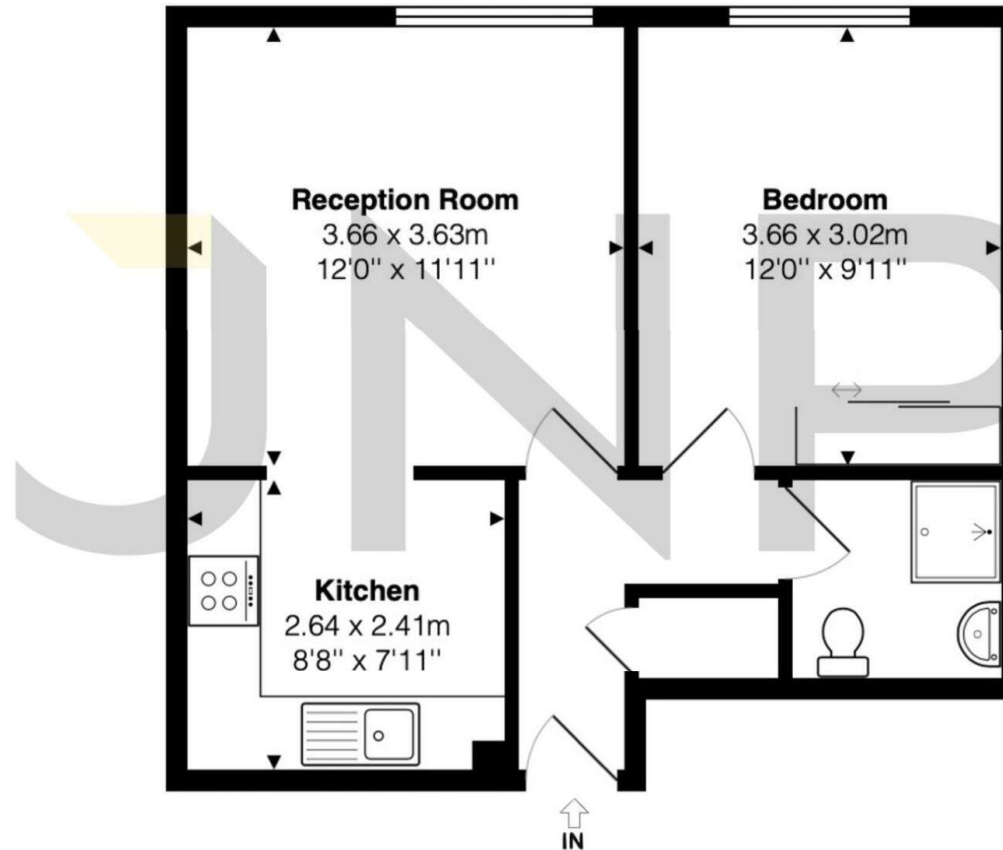
AML Disclaimer

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.





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The approximate total area for the elements of the property represented on the floorplan is 40 SqM (435 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.

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