



Flat 11 Hayter Lodge, Freer Crescent, High Wycombe, Buckinghamshire, HP13 7QZ

Asking price £230,000 *Leasehold*



# A Beautiful Two Bedroom Apartment

- Beautifully presented throughout
- Open plan living kitchen and dining
- Two well proportioned bedrooms
- Balcony
- Underfloor heating
- First floor apartment
- Allocated parking space
- Communal gardens
- Close to Junction 3 of the M40
- Chain free
- EPC: C





A beautifully presented two bedroom apartment to the East of High Wycombe town centre located on the first floor of a well maintained block. The property boasts a spacious open plan living, kitchen and dining room with two well proportioned bedrooms, a modern bathroom suite and large balcony. The development also boasts allocated parking and communal gardens. The property is situated within easy reach of local amenities and High Wycombe town centre and a short distance to Junction 3 of the M40. The property is an ideal first time or investment purchase and viewings are highly recommended to fully appreciate.

#### Directions

Leave the town in an easterly direction on the A40 London Road, continue passing Wycombe Retail Park and proceed through the next set of traffic lights. At the second

set of traffic lights turn left into Gomm Road. Ascend the hill and take the first turning on the right into Freer Crescent where the property can be found on the left hand side.

#### Leasehold Notes

There are 83 Years remaining on the lease. The annual charge ground rent is included in the service charge and the service charge is £1709.67 per annum. The property offers a potential rental income of £1300.00 PCM. Council Tax band C. 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.

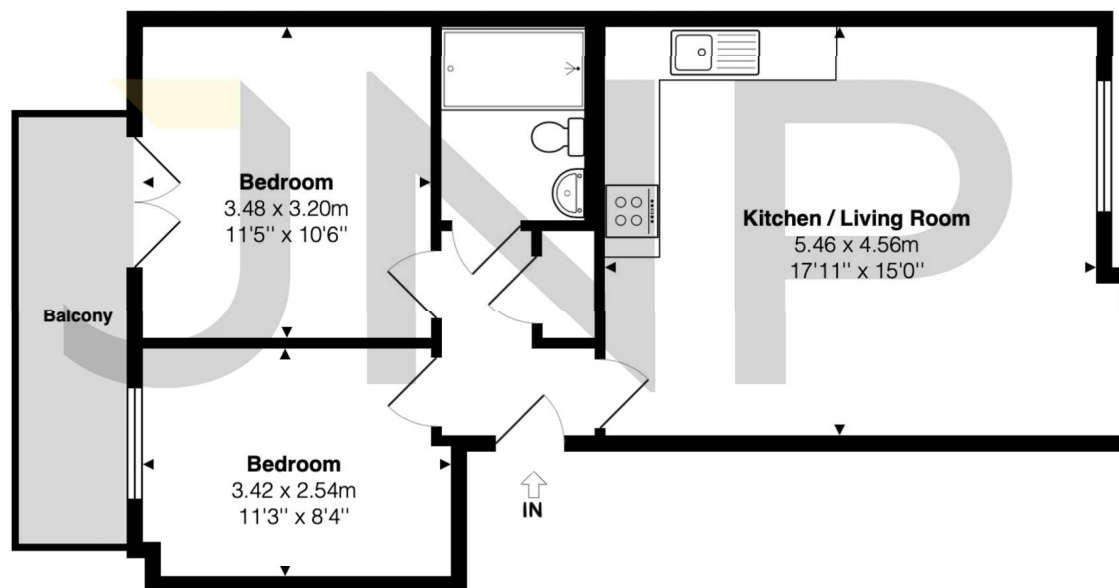
#### Agents Note

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 56 SqM (598 Sq.Ft)

Hayter Lodge, High Wycombe, Buckinghamshire, HP13 7QZ

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



JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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.