



JNP

399 London Road, High Wycombe, Buckinghamshire, HP11 1EL

Asking price £220,000 *Leasehold*

This two-bedroom ground-floor maisonette is tucked away in a quiet block of only four maisonettes and within easy reach of local amenities.

- Ground floor apartment
- Two bedrooms
- Long lease – 132 years remaining
- Convenient location
- East side of High Wycombe
- Ideal for investment or First-time buyers
- Offered with no onward chain
- On-street parking
- Two double bedrooms
- Lounge/diner
- Fitted kitchen
- Gas central heating
- EPC: C



This two-bedroom ground-floor maisonette is tucked away in a quiet block of only four maisonettes and within easy reach of local amenities including the Ryemead Retail Park with its M&S Food store, gymnasium and array of shops. The property is also being offered to the market with no onward chain making it an ideal purchase for either a first-time buyer or investment property.

The property in brief boasts; an entrance hallway, two double bedrooms, a lounge with bay fronted window, a fitted kitchen and a family bathroom. Further benefits include; communal gardens with shed, gas central heating and double glazing throughout.

Leasehold Notes

There are 132 Years remaining on the lease. The annual charge ground rent is £50.00 and the service charge is £0.00 per annum. 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

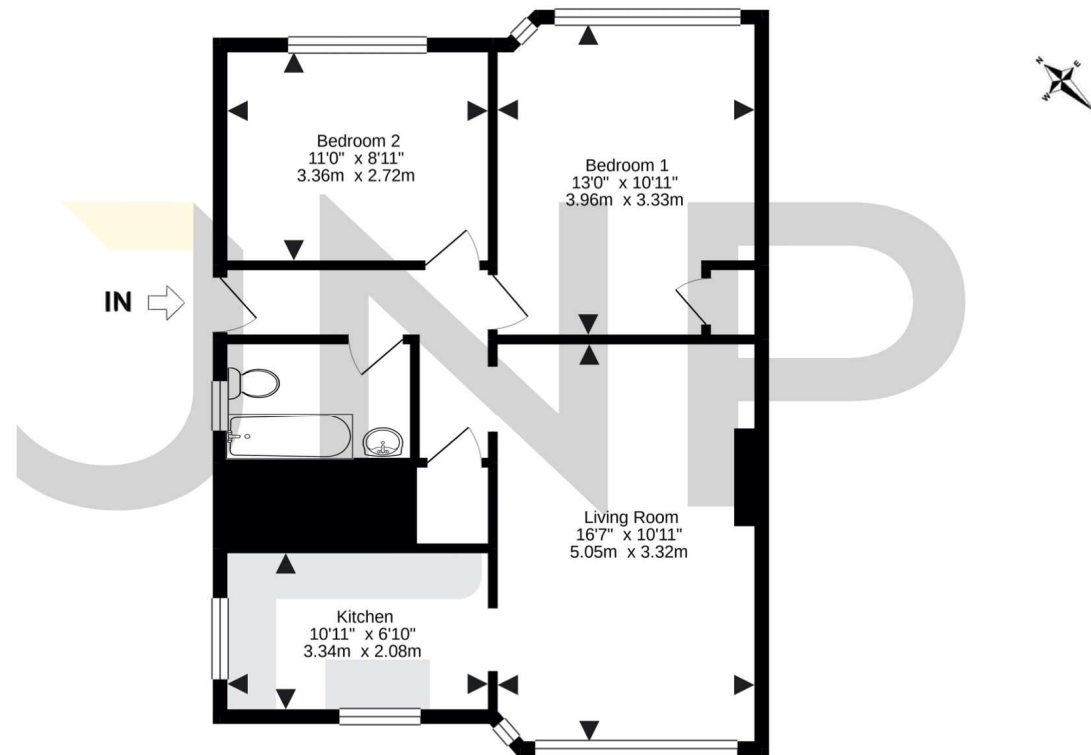
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commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP 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 55 SqM (591 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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