



21 Eden Gardens, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3QG

Offers over £225,000 *Leasehold*

A well-presented two-bedroom second floor apartment located on the west side of High Wycombe town centre.

- Two Bedroom Second Floor Apartment
- Well presented
- Two well-proportioned bedrooms
- Good size living room with a balcony
- Modern Kitchen
- Parking Space Included
- Modern Family Bathroom
- Perfect Home for Professional People
- A short walk to High Wycombe Town Centre
- Possibility to acquire a Share of Freehold
- EPC: B



JNP are pleased to present this well presented two-bedroom first floor apartment located on the west side of High Wycombe town centre. The property boasts spacious living accommodations throughout. The property comprises; a large entrance hallway, a spacious open plan living room with a balcony, a modern kitchen with integrated white goods, a primary double bedroom with a balcony, one further double bedroom, a modern family bathroom and additional storage. The property further benefits from an allocated parking space and has gas central heating and double glazing throughout. The location of the property, being westerly of the town centre, offers an array of cafes, bars, restaurants, and several shops within walking distance and also offers a short drive to the High Wycombe train station which provides easy routes into London via the main train line. This is a perfect apartment for working professionals/investors or first-time buyers. Viewing Highly Recommended!

Directions

Leave High Wycombe town centre in a westerly direction along the A40 (West Wycombe Road). Follow this along the road and you will find the property on your left just before the turning for Desborough Park Road. Turn left into the development and the property will be on your left. You will have reached Your destination.

Leasehold Notes

There are 109 Years remaining on the lease. The annual charge ground rent is £250.00 and the service charge is £1600.00 per annum. The property offers a potential rental income of £*00 PCM. Council Tax band C. EPC band B.

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.

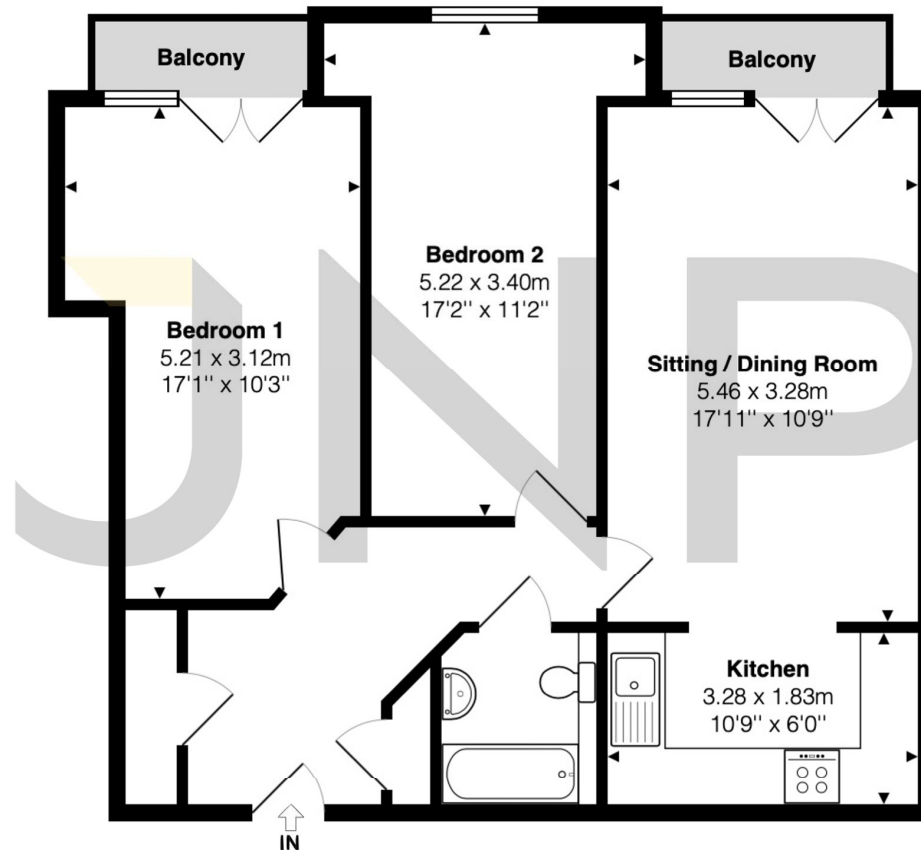
Agents Note

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 67 SqM (725 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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