



JNP

15 Larkfield Close, High Wycombe, Buckinghamshire, HP13 7PX

Asking price £280,000 *Leasehold*

This ground-floor maisonette is in our opinion, the perfect first-time purchase, offering two double bedrooms, a kitchen, separate lounge and with minimal ground rent and service charges.

- Ground floor maisonette
- Two double bedrooms
- Rear garden
- Double glazing and gas central heating
- Large rear garden
- Tucked away location backing onto woodlands
- Living room with bay-fronted window
- Close to shops and schools
- EPC: C



Located on a quiet cul-de-sac is this two-bedroom ground-floor maisonette which is offered in good condition throughout. The property in brief boasts; an entrance hall with storage, a fitted kitchen, a lounge with bay fronted window, and two double bedrooms with built-in wardrobes to the master and family bathroom. Further benefits include; a rear garden, on-street parking, gas central heating and double glazing.

High Wycombe town centre is within a short drive where the Eden shopping precinct, theatre, library, numerous restaurants and a mainline train station can be found. An internal inspection is highly recommended to appreciate the accommodation on offer.

Directions

From our office in Crendon Street ascend Amersham Hill and continue passing The Royal Grammar School. Proceed through the next set of traffic lights and pass the Esso Petrol Station on the right-hand side. Continue over the first mini-roundabout and turn

right at the second into Totteridge Lane. Proceed along Totteridge Lane turning left into Tyzack Road, follow the road around and take the third turning on the left into Larkfield Close. The property is located at the end of the cul-de-sac on the righthand side.

Leasehold Notes

There are 85 Years remaining on the lease. The annual charge ground rent is £10.00 and the service charge is £350.00 per annum. Council Tax band B. 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.

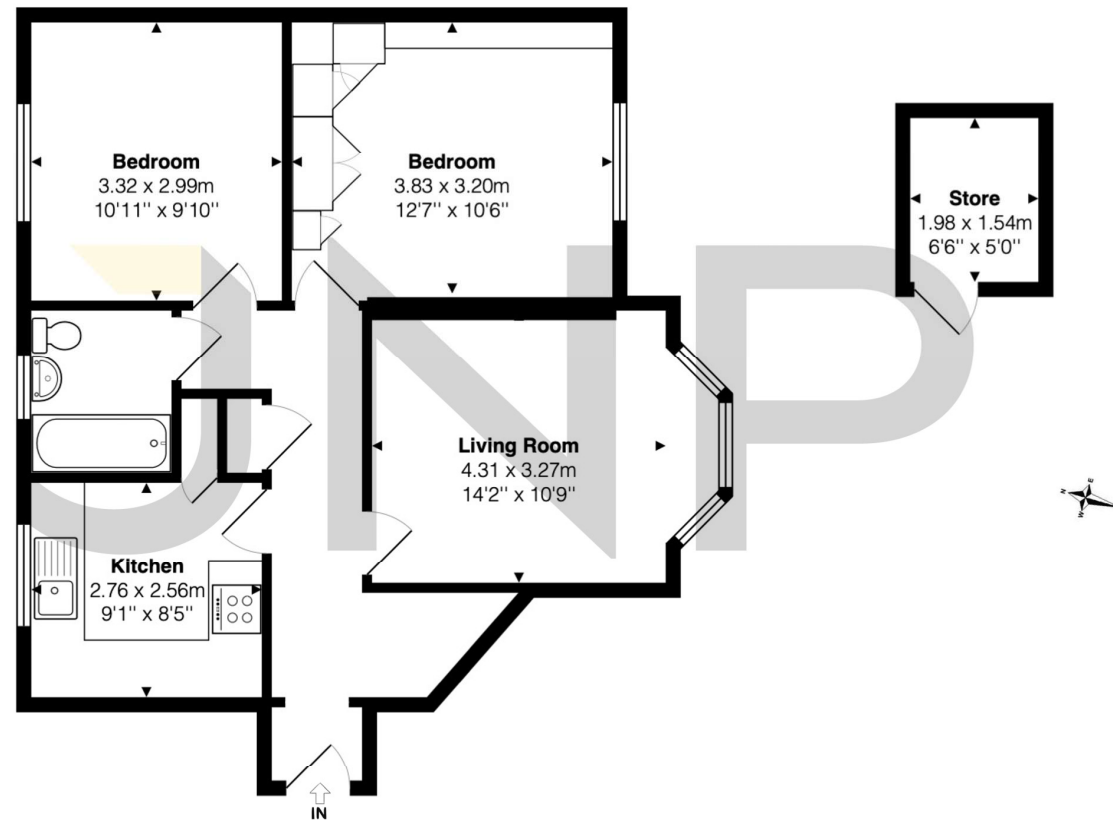
Agents Note

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 62 SqM (665 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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