

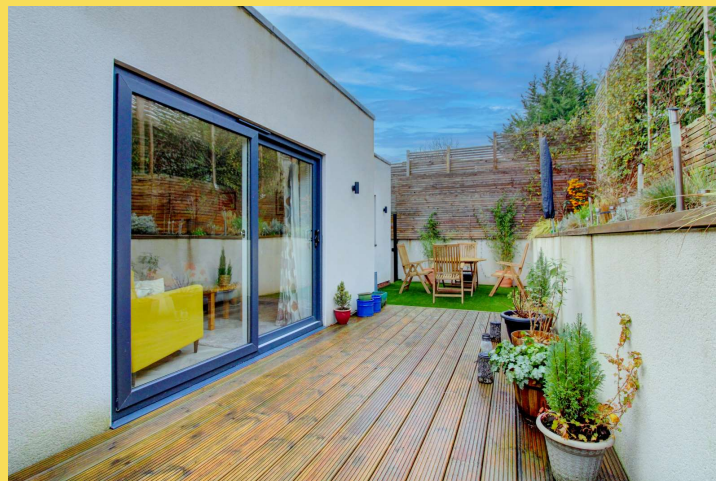


Flat 8, St. Lawrence House, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AR

Offers over £315,000 *Leasehold*

Built-in 2021 by Hestor Homes is this immaculate, two double bedroom, ground floor maisonette located to the west side of High Wycombe.

- Long Lease of 123 years
- Finished to a High Specification Throughout
- Allocated Parking Space
- Private Enclosed Garden
- Located within Close Proximity to High Wycombe Town Centre
- Stunning Shower Suite
- Two Double Bedrooms
- Instant Hot Water Tap In The Kitchen
- EPC: B



Built-in 2021 by Hestor Homes is this immaculate, two bedroom, ground floor maisonette located to the west side of High Wycombe. The property comprises; a private entrance, a large open-plan living/dining area which offers spacious living accommodation, an upgraded modern kitchen from new with built-in appliances additionally having an instant hot water tap, a primary double bedroom with built-in storage, a further single bedroom or study space, a stunning shower suite and an extra storage cupboard with additional storage throughout. The property further boasts its very own enclosed and private garden which can be accessed through sliding patio doors located in the living room or side access and also has an allocated parking space located at the rear of the building. The location of this property is towards the west side of High Wycombe has stunning walks to the West Wycombe village and is also near High Wycombe town centre which offers the Eden shopping centre precinct and the High Wycombe train station which offers easy routes into London via the main train line. The property has been finished to a high specification and will be a brilliant home for first-time buyers, single occupancy or investors. An internal inspection is highly recommended to fully appreciate.

Directions

Head west out of High Wycombe town centre along the West Wycombe road and you will need to continue along this road and head past the camera to your left and the property will be located to your immediate right. Parking will be located to the rear of the property. You will have reached your destination.

Leasehold Notes

There are 123 Years remaining on the lease. The annual charge ground rent is £200.00 and the service charge is £1184.00 per annum. The property offers a potential rental income of £1300.00-1400.00 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.

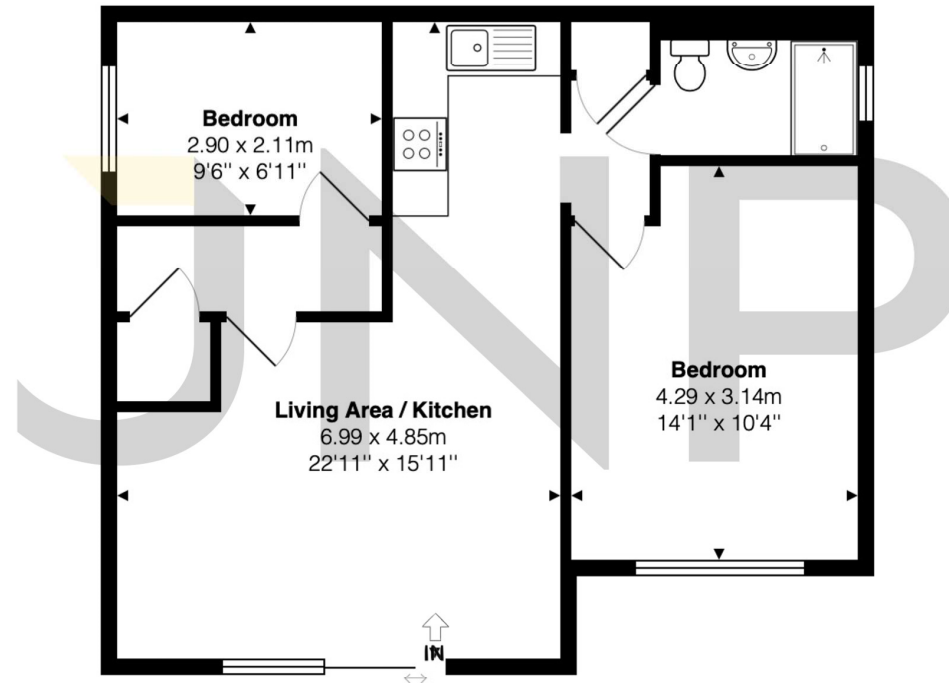
Agents Note

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 52 SqM (561 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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