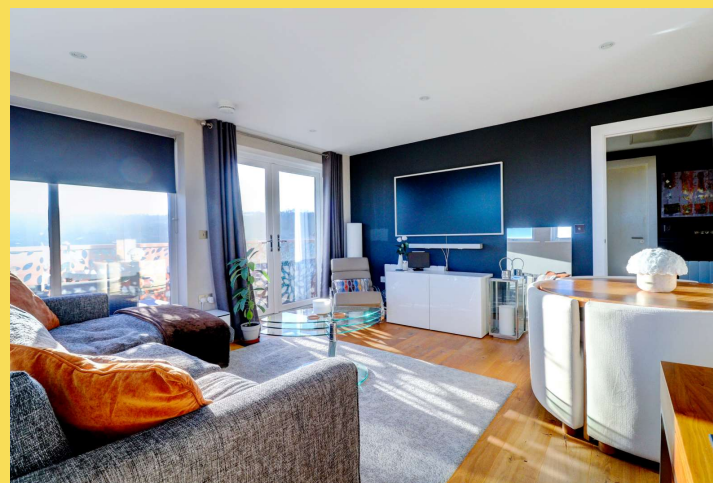




40 Westfields House, London Road, High Wycombe, Buckinghamshire, HP11 1HA Asking price £240,000 *Leasehold*

An immaculately presented, one-bedroom top-floor apartment located within the Westfields House gated development and situated to the east side of High Wycombe town centre.

- Top Floor Apartment with Communal Lift Access
- Immaculately Presented Throughout
- Benefiting from Stunning Balcony Views
- Short Drive to High Wycombe Town Centre
- Allocated Parking Included
- Located within a Gated Development
- Bedroom with Walk in Wardrobe
- EPC: C



Owned from new is this immaculately presented, one-bedroom top-floor apartment located within the Westfields House gated development and situated to the east side of High Wycombe town centre. This property comprises; a good-sized entrance hallway benefitting from double door storage, a large, modern living room which benefits from several windows allowing a lot of natural light, a modern kitchen with built-in appliances, one large double bedroom with a walk-in wardrobe and a modern family bathroom.

The property is finished to a high specification throughout and is the only one that contains a beautiful walk-in wardrobe that can be used for office space and plenty of wardrobe space and further benefits from having a large allocated parking space located to the rear of the property. Being on the top floor, which can be easily accessible via the communal elevator, benefits from having a large balcony which has stunning views looking out to the distance and overlooking parkland, this is the best view in the development.

This property is being sold chain-free and further benefits from a long lease. The location of the property is towards the eastside of High Wycombe has easy access to the M40 and is within a short drive to High

Wycombe town centre which includes the Eden shopping centre precinct which offers an array of restaurants, cafes and bars and further benefits from being within a short drive to High Wycombe train station which provides easy routes into London via the main train line. This is a property not to be missed! An internal inspection is highly recommended to fully appreciate.

#### Directions

Heading out of High Wycombe town centre in an easterly direction, head along the London Road and proceed over the first two roundabouts, then through the next three sets of traffic lights. Westfields House will then be found on the right-hand side of the road. You will have reached your destination.

#### Leasehold Notes

There are 117 Years remaining on the lease. The annual charge ground rent is £300.00 and the service charge is £1470.00 per annum. The property offers a potential rental income of £1200.00 PCM. Council Tax band B. EPC band C.

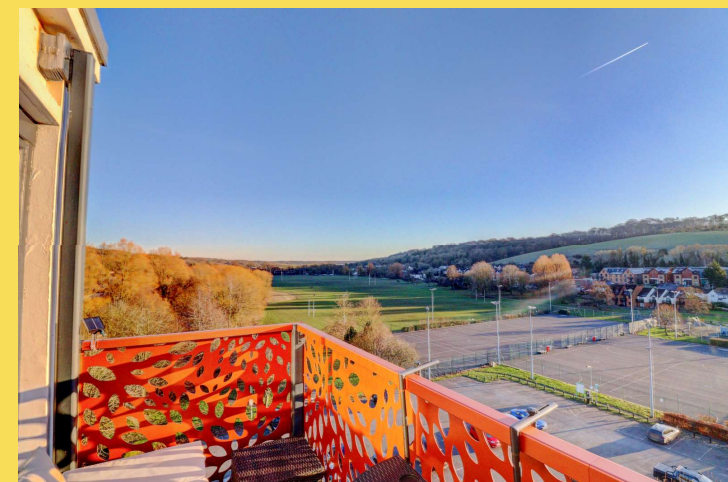
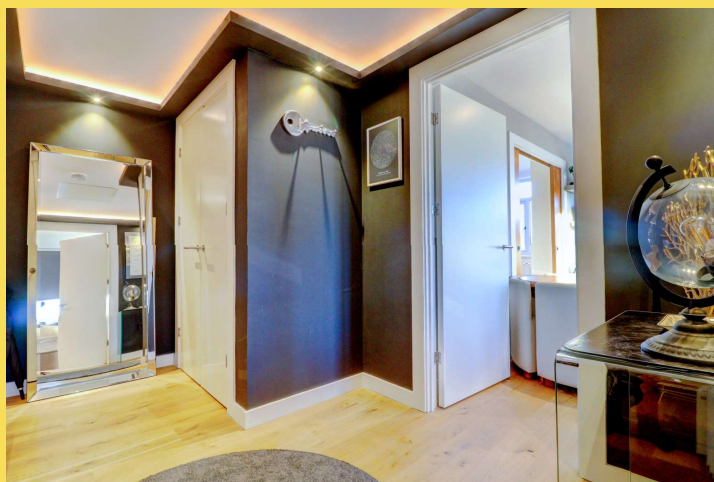
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

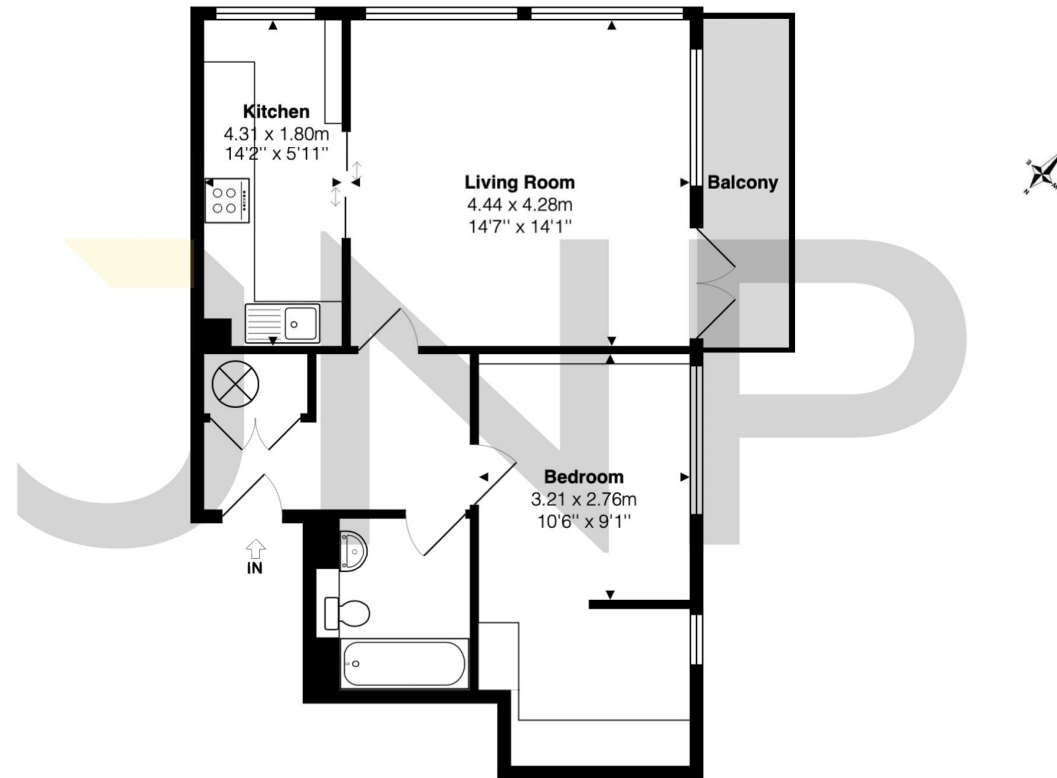
#### Agents Note

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 55 SqM (589 Sq.Ft)

Westfields House, High Wycombe, Buckinghamshire, HP11 1HA

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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