



11 Temple Gate, Temple End, High Wycombe, Buckinghamshire, HP13 5DY      Asking price £175,000 *Leasehold*



A well-presented one-bedroom top-floor apartment found in High Wycombe town centre which would make an ideal investment or first-time purchase.

- Top floor apartment
- High vaulted ceilings
- Walking distance to train station/town centre
- Communal gardens
- No onward chain
- Large lounge
- Residence permit parking
- One double bedroom
- Gas central heating
- Double glazing throughout
- EPC: C



A well-presented one-bedroom top-floor apartment found in High Wycombe town centre which would make an ideal investment or first-time purchase.

The property offers modern open-plan living space and the accommodation briefly comprises an entrance hall, a large double bedroom, three piece bathroom suite, kitchen and an open-plan living/dining room. The property benefits from double glazing and gas central heating. The development offers unallocated residential parking, a communal entrance hallway with a security entry phone system and communal gardens.

Temple Gate can be found within High Wycombe town centre itself providing ideal access to amenities including the Eden shopping and leisure precinct, numerous restaurants, theatre, library and parkland. High Wycombe train station can be found within a short walk and further to the south Junction 4 of the M40

Motorway provides access to London and Oxford. An internal inspection is highly recommended.

#### Leasehold Notes

There are 82 Years remaining on the lease. The annual charge ground rent is £75.00 and the service charge is £600.00 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

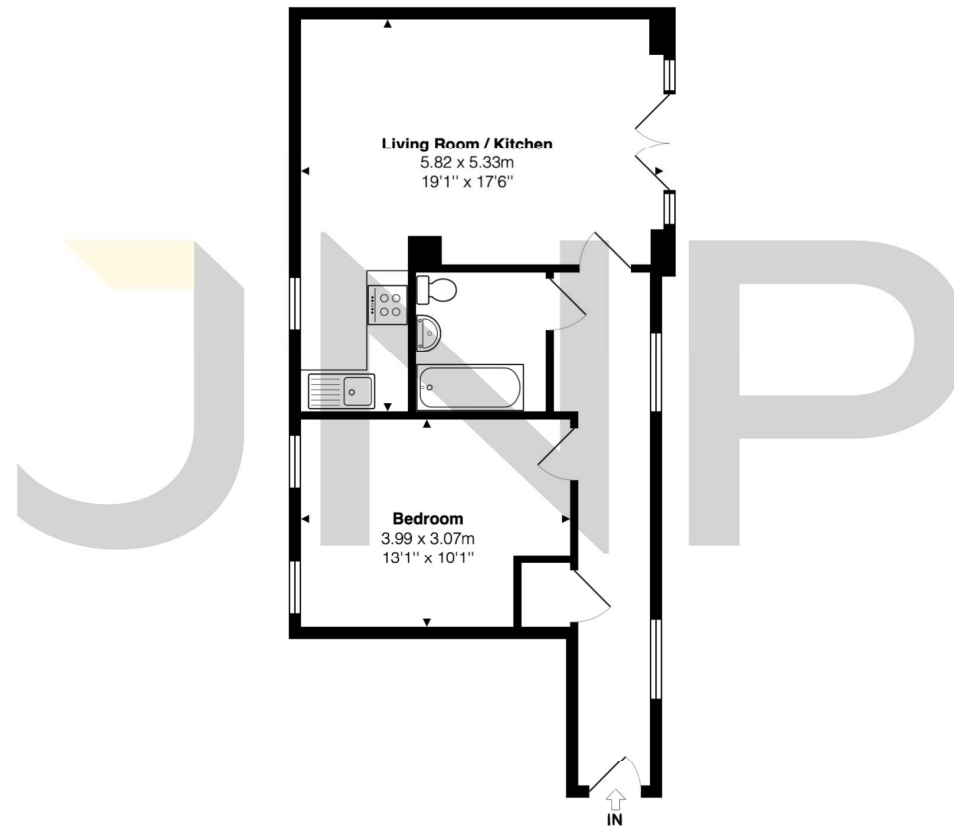
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of 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.







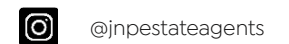
The approximate total area for the elements of the property represented on the floorplan is 45 SqM (484 Sq.Ft)

Temple Gate, High Wycombe, Buckinghamshire, HP13 5DY

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.

High Wycombe Sales (JNP)  
01494 528000  
wyc@jnp.co.uk

27 Crendon Street  
High Wycombe, Buckinghamshire, HP13 6LJ



JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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.