



50 Birches Rise, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AQ

Offers over £230,000 *Leasehold*

Located to the west side of High Wycombe is this well-presented, two-bedroom duplex apartment situated in a quiet cul-de-sac.

- Duplex Two Bedroom Apartment
- Close to Local Amenities
- Open Plan Kitchen/Living Space
- Primary Bedroom with En-Suite
- Allocated Parking Included
- Landscaped Communal Grounds
- EPC: C



Located to the west side of High Wycombe is this well-presented, two-bedroom duplex apartment situated in a quiet cul-de-sac. The property comprises; an entrance hallway, a large living room, a modern kitchen, stairs leading up to the first floor, a primary double bedroom and a further single bedroom and a modern family bathroom.

The property further benefits from new windows installed throughout and further benefits from allocated parking which can park two cars and beautifully landscaped communal grounds. The location of the property is within walking distance or a short drive to High Wycombe town centre which boasts the Eden Centre shopping precinct which includes restaurants, bars and cafes and further benefits from a short drive to the High Wycombe train station which offers easy routes into London via the main train line. This is an ideal property for first-time buyers, couples or investors. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe towards the west side and head along the West Wycombe Road. Follow this road along and take the right onto Birches Rise. Take the immediate left at the top of the road and the property will be located to your left. You will have reached your destination.

Leasehold Notes

There are 88 Years remaining on the lease. The annual charge ground rent is £312.00 and the service charge is £2292.00 per annum. The property offers a potential rental income of £1200.00-1400.00 PCM. Council Tax band B. EPC band C.

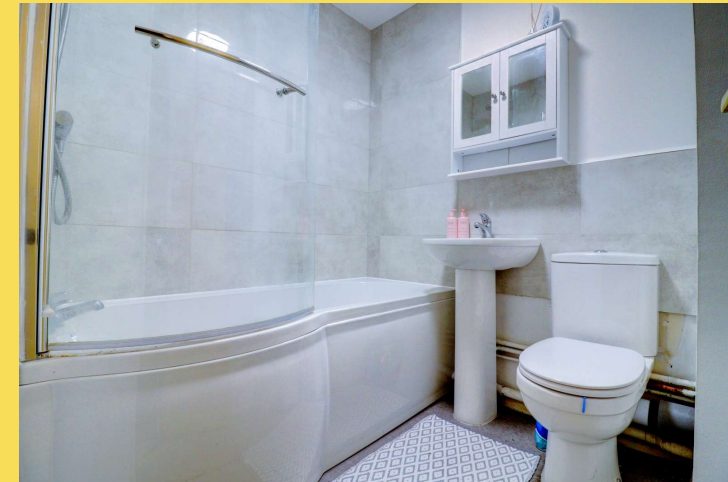
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

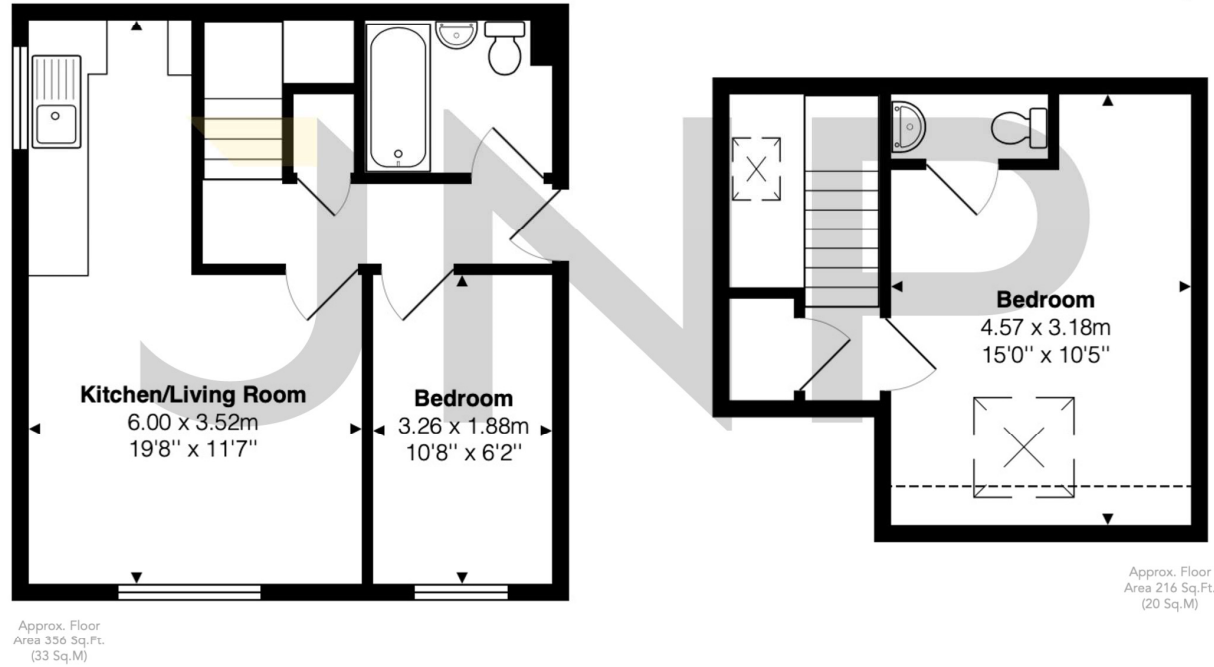
Agents Note

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 53 SqM (572 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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