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Permitted Users Only

Flat 2, Kings View, West End Road, High Wycombe, Buckinghamshire, HP11 2PQ      Asking price £300,000 *Leasehold*



Offered to the market is this deceptively spacious modern three-bedroom ground-floor apartment.

- Ground floor flat
- Open plan kitchen/living room
- Three Bedrooms
- Family bathroom
- En-suite to the main bedroom
- Two patios
- Allocated Parking
- Modern building with secure entryphone system
- Close to the town centre
- Ideal Investment
- EPC: To be confirmed





Offered to the market is this deceptively spacious modern three-bedroom ground-floor apartment. The property comprises a long entrance hall with a door leading to an open plan living space providing room for a living area as well as dining space plus access to a private patio area.

The property has a spacious and modern fitted kitchen, the main bedroom is also spacious providing access to the en-suite shower room, bedroom two is a double room providing access to the second private patio area and bedroom three is ideal for a home study/child's bedroom with the family bathroom found off of the main entrance hall. The property further benefits from an allocated parking space within the development.

Kings View is located in the heart of High Wycombe town centre, but also within a quiet cul-de-sac providing easy walking access to the Eden shopping and leisure precinct where numerous restaurants can be found along with a theatre, library and parkland. The mainline train station is found within a short walk with access to London, Marylebone and Birmingham. Further to the south is access to Junction 4 of the M40 Motorway along with the cinema complex, leisure centre and department stores.

**Directions**

From our office in Crendon Street proceed onto Easton Street and bear right at the traffic lights to join Abbey Way. Continue straight over at the first mini roundabout, turn right at the second and left at the third into Queen Alexandra Road which then becomes Suffield Road.

Take the next turning

right into West End Street and then the second right into West End Road. The property will be found a short distance along on the right-hand side.

**Leasehold Notes**

There are 137 Years remaining on the lease. The annual charge ground rent is £250.00 and the service charge is £1800.00 per annum.

Council Tax band D. EPC band TBC.

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.

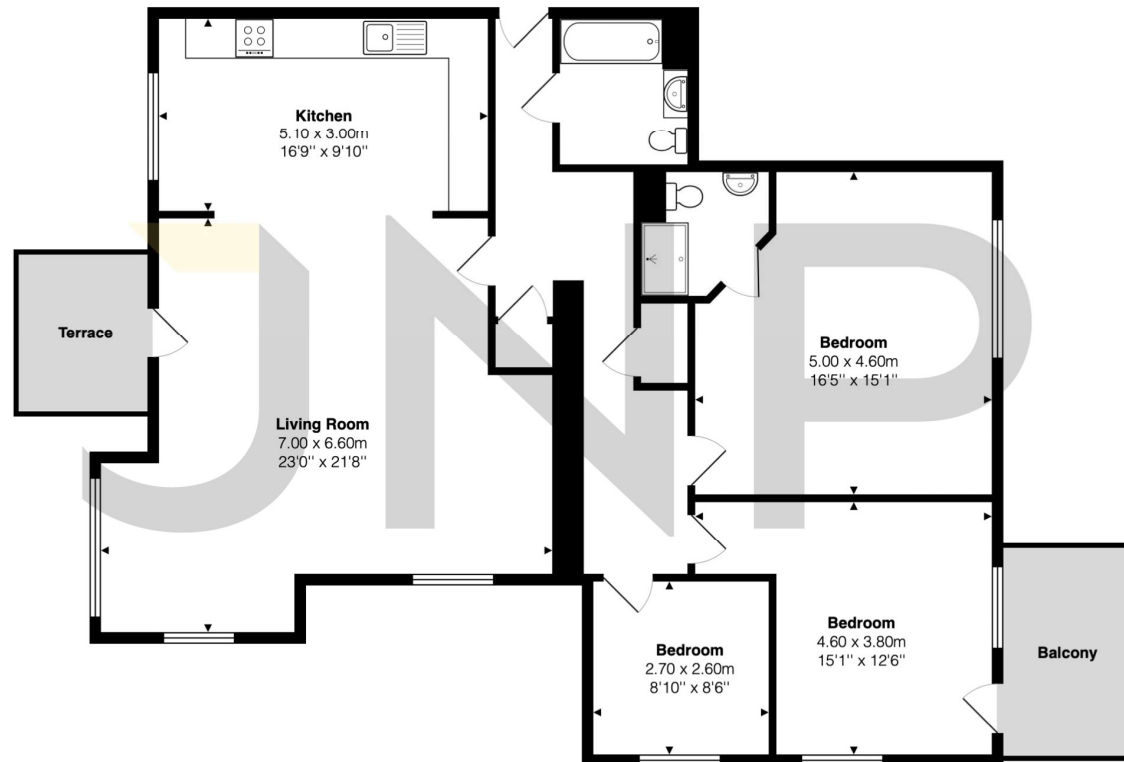
**Agents Note**

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 137 SqM (1475 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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