

JNP



12 River Court, Oakridge Road, High Wycombe, Buckinghamshire, HP11 2FN

Offers over £300,000 *Leasehold*

A fabulous first-floor apartment situated in a 1930s warehouse

- 1930's Warehouse Conversion
- Retaining Original Features
- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- Great Location Close To Town
- Remainder of 125 years lease
- No onward chain
- Viewing Highly Recommended
- EPC: B



A fabulous first-floor apartment situated in a 1930s warehouse conversion with stunning original-period features. The property offers, a hallway, a main bedroom with an en-suite shower room, second double bedroom, modern family bathroom and a spacious kitchen/living/dining room with a good-size pantry cupboard and door leading to a private balcony. The property is only six years old and boasts solar panels, built-in appliances and allocated parking.

High Wycombe town centre provides the Eden shopping precinct, numerous restaurants, a library, a theatre and a mainline railway station as well as access to Motorway links. An internal inspection is highly recommended to appreciate this first-class modern contemporary apartment.

Leasehold Notes

There are 119 Years remaining on the lease. The annual charge ground rent is £200.00 and the service charge is £1500.00 per annum.

Council Tax band C. EPC band B.

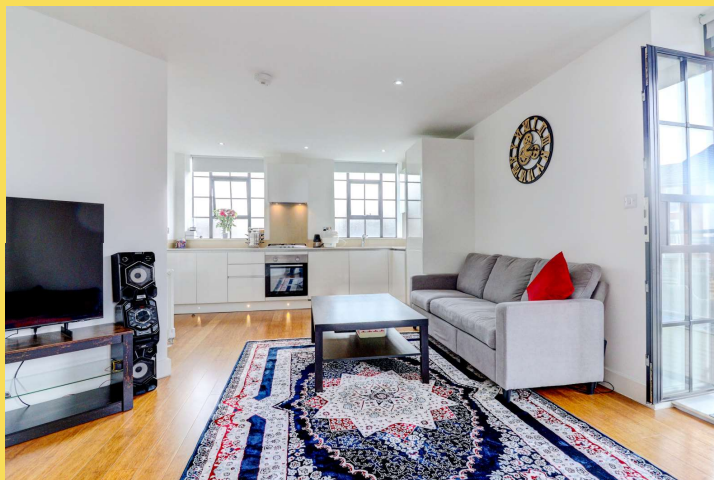
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

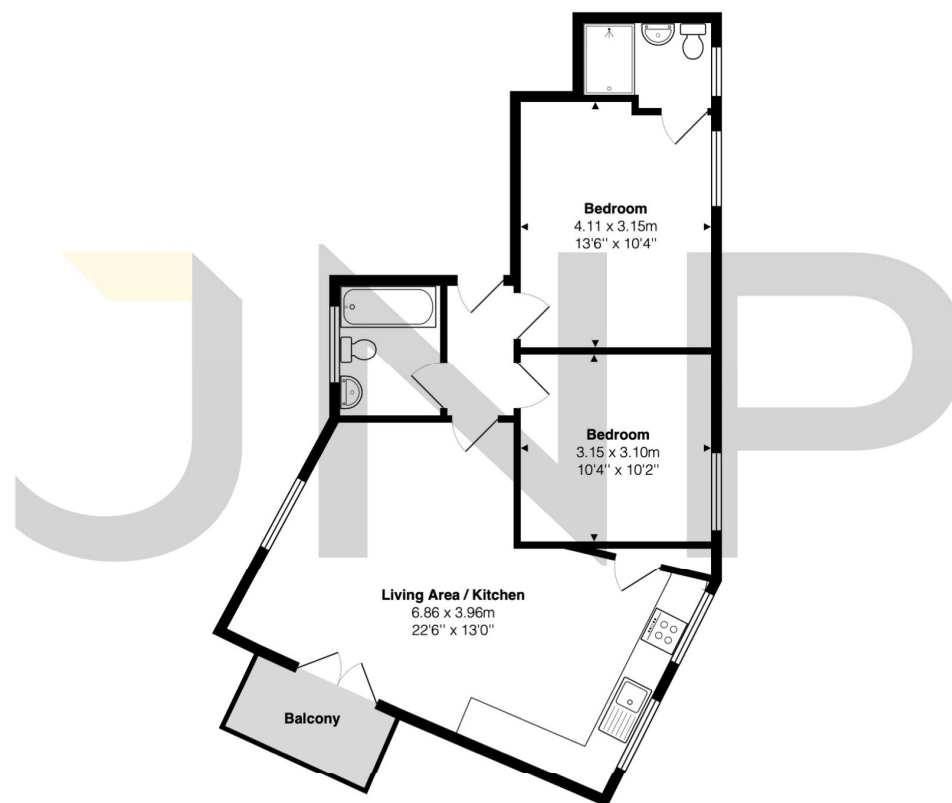
Agents Note

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 61 SqM (657 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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