



50a Desborough Park Road, High Wycombe, Buckinghamshire, HP12 3BQ Asking price £200,000 *Leasehold*

A Two Bedroom Apartment

- Two-bedroom apartment
- Ground floor
- Modernised throughout
- Open plan living/diner room
- Easy access to town centre
- Ideal for first time buyers or investors
- Allocated parking
- EPC EER: D
- EPC: D



This two-bedroom ground-floor apartment has been completely refurbished throughout making it an ideal investment or first-time purchase.

The property is situated to the west of High Wycombe and within a 20-minute walk to the town centre and mainline train station.

The accommodation in brief comprises; an entrance hall, open plan living/kitchen area, two bedrooms and a bathroom.

The property also benefits from; parking to the rear, an electric heating system, a recently renewed lease and low service charges.

There are 135 Years remaining on the lease. The annual management fee is £0 and the service charge is £150.00 per annum. The property offers a potential rental income of £1000,00 PCM. Council Tax band B. EPC band D.

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.

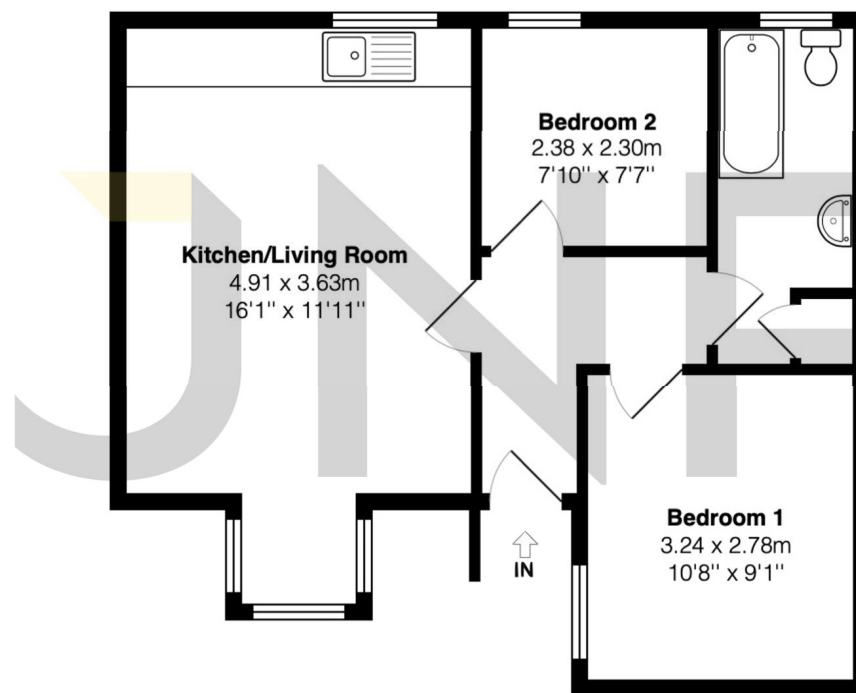
Agents Note

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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 44 SqM (474 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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