



Flat 11, The Residence, Wycombe Road, Saunderton, Buckinghamshire, HP14 4EA Asking price £265,000 *Leasehold*

The Residence in Saunderton has been developed by Regency Residential who have created 57 beautiful apartments in this historic building located to the west side on the outskirts of High Wycombe.

- Redevelopment of historic building
- 8 acres of communal landscaped grounds with an internal courtyard
- Offers Spacious Living Accommodation
- Secure Development with video entry system
- Mains wired fire detection systems
- Allocated parking spaces
- Short walk to Saunderton Train Station
- EPC: D



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This one bedroom, luxury apartment benefits from; an entrance hallway, an open plan kitchen/living room which offers spacious living accommodation and benefits from a modern kitchen with built-in appliances and breakfast bar, a well-proportioned double bedroom with newly fitted wardrobes and plenty of room for a bed and additional freestanding furniture, a modern four piece family bathroom with separate shower and bath and further storage located in the property.

The property further benefits from having a gym which can be easily accessible via a communal lift and the ground floor apartment further benefits from allocated parking. The location of the property being on the outskirts of High Wycombe is only a

short drive to High Wycombe town centre which offers the Eden Centre shopping precinct which offers an array of bars, cafes and restaurants and is also within a short walk to Saunderton train station or a short drive of High Wycombe train station which both offer easy access into London via their main train lines. An internal inspection is highly recommended to fully appreciate.

Leasehold Notes

There are TBC Years remaining on the lease. The annual charge ground rent is £245.00 and the service charge is £1009.32 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

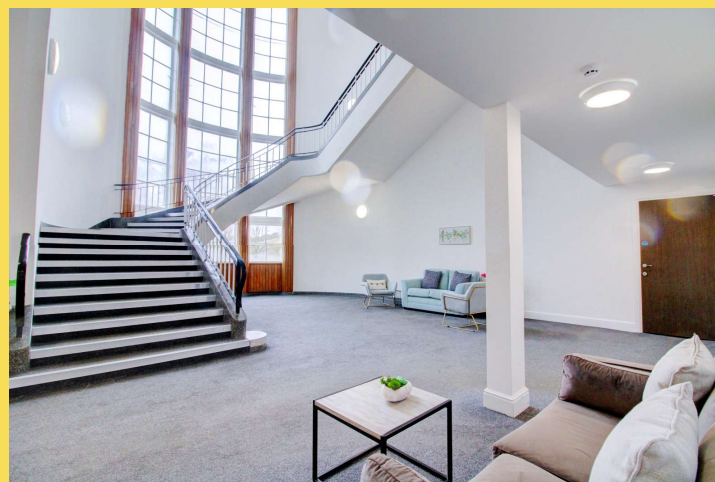
lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

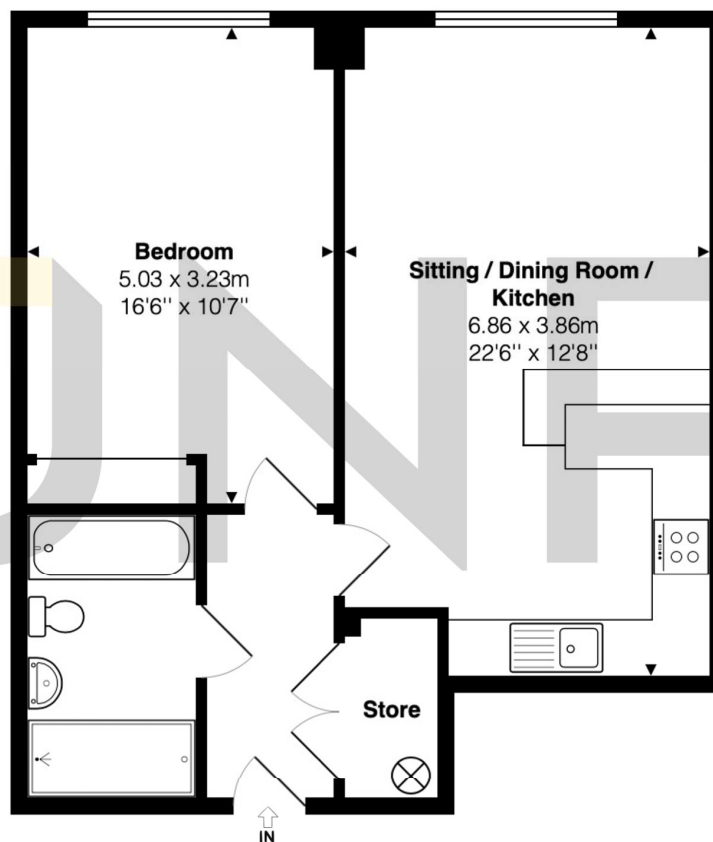
Agents Note

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 56 SqM (603 Sq.Ft)

The Residence, High Wycombe, Bucks, HP14 4EA

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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