



Flat 10 The Residence, Wycombe Road, High Wycombe, Buckinghamshire, HP14 4EA Asking price £450,000 *Leasehold*



The Residence in Saunderton has been developed by Regency Residential who have created 58 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
- Three-bedroom duplex apartment
- Offers spacious living accommodation
- Modern kitchen
- Family bathroom
- Ensuite to the principal bedroom
- Cloakroom
- Secure Development with video entry system
- Allocated parking spaces plus ample visitors' parking spaces
- Short walk to Saunderton Train Station
- EPC: D





The Residence in Saunderton has been developed by Regency Residential who have created 58 beautiful apartments in this historic building located to the west side on the outskirts of High Wycombe. This three-bedroom luxury apartment benefits from; an entrance hallway, spacious living accommodation with a modern kitchen which offers built-in appliances and a cloakroom on the ground floor.

On the first floor is a great size principal bedroom with a dressing area and an ensuite bathroom, two further great size bedrooms and a three-piece family bathroom. The property further benefits from a sizable storage room, communal garden, courtyard and allocated parking plus ample visitor parking spaces.

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.

**Directions:**

Head out of High Wycombe town centre in a westerly direction and follow along the West Wycombe road. Continue along this road till you reach the roundabout at the end and take the second exit onto Bradenham Road. Continue along this road for a considerable way and continue onto Wycombe Road. Take the right hand turning onto Smalldean Lane and then the immediate right again onto the Residence. The property will be located in front of you and you will have reached your destination.

**Leasehold Notes**

There are 245 Years remaining on the lease. The annual charge ground rent is £450.00 and the service charge is £2075.00 per annum. Insurance is £482.00 per annum.

Council Tax band D. 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.

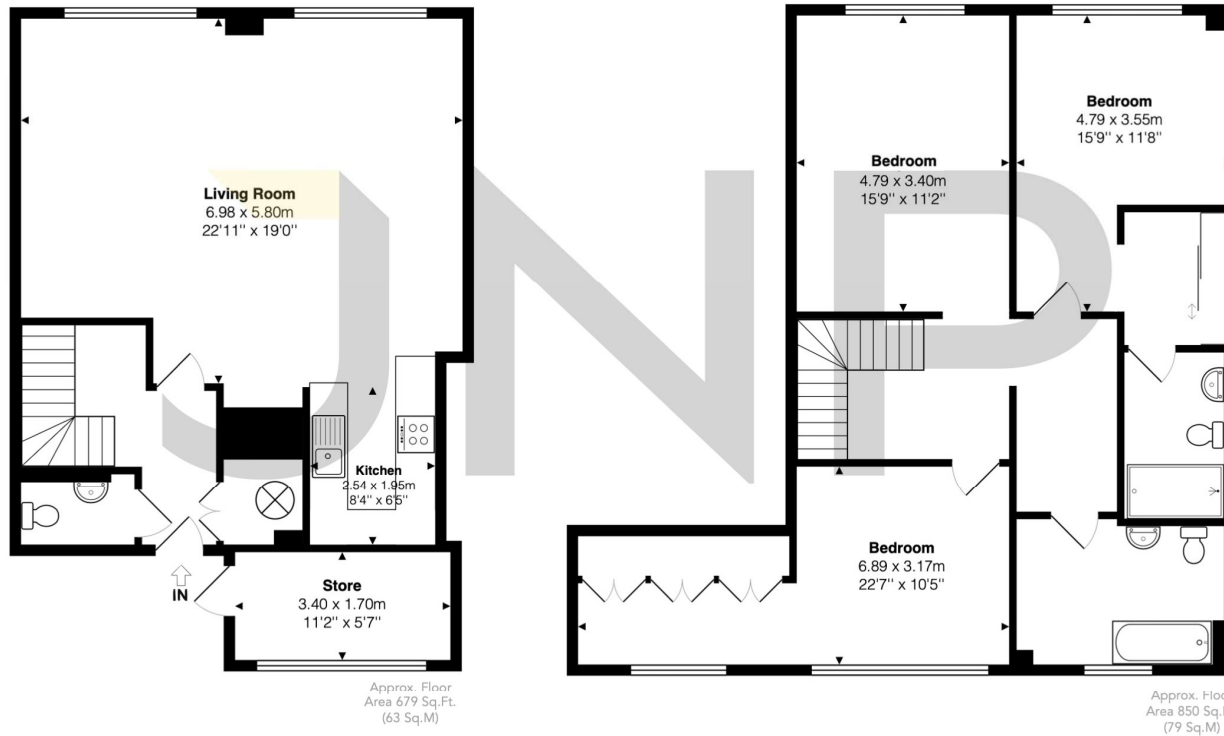
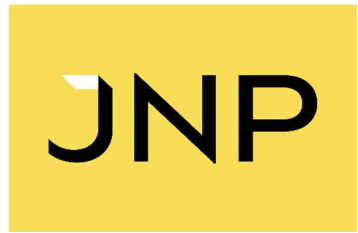
**Agents Note**

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 142 SqM (1529 Sq.Ft)

The Residence, High Wycombe, Bucks, HP14 4EA

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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