



28 Alexandra Park, Queen Alexandra Road, High Wycombe, Buckinghamshire, HP11 2HJ

Offers over £200,000 *Leasehold*

Two Bedroom First Floor Apartment

- Beautifully presented property
- Located in the town centre
- Two bedroom
- Large living room
- Modern kitchen
- Residents permit parking
- Modern family bathroom
- Perfect home for first time buyers or investors
- Walking distance to High Wycombe Station and Town Centre
- EPC: D



This beautifully presented, two-bedroom, first floor apartment located in the High Wycombe town centre is available chain free and ideal for either first time buyers or an investment property.

The property comprises; entrance hall, kitchen, two bedrooms, a bathroom, a sitting room and private balcony, and further benefits from allocated off-street permit parking & communal gardens.

The property also boasts being finished to a high specification with electric heating and double glazing throughout. The locality is also set quite centrally to High Wycombe and is within walking distance to several shops, bars, restaurants, Eden shopping centre and many more local amenities.

The property is also within walking distance to the High Wycombe train station which provide easy routes into London via the main train line making this a perfect commutable property for working professionals. Viewing highly recommended!

There are 94 Years remaining on the lease. Service charge is £1250.00 per annum and ground rent is £200.00 per annum. Council Tax band C. 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.

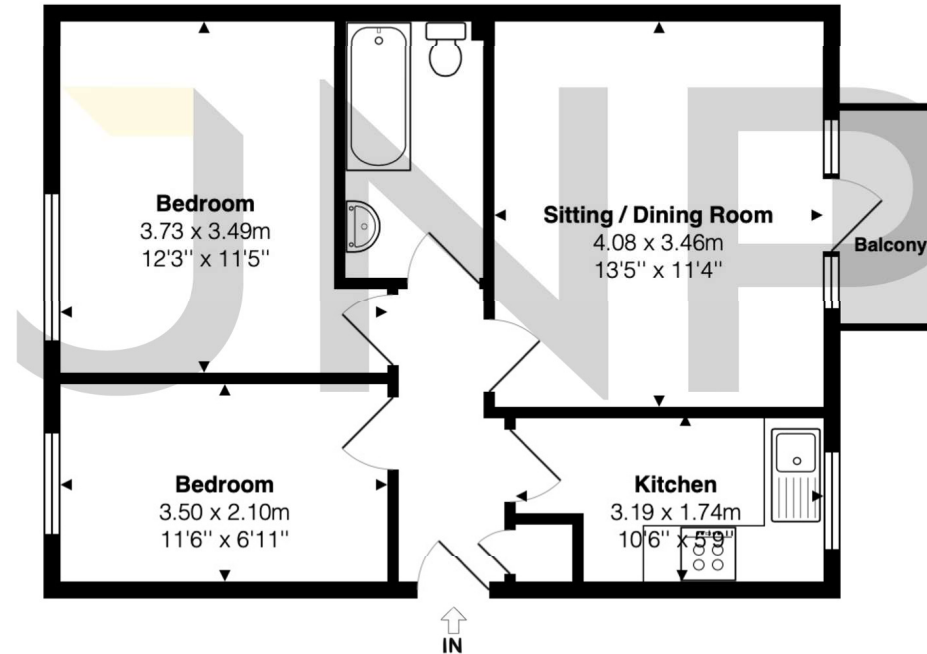
AML Disclaimer

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.





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The approximate total area for the elements of the property represented on the floorplan is 49 SqM (528 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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