



7C, High Street, Princes Risborough, HP27 0AE OIEO £190,000 *Leasehold*

# One Bedroom First Floor Apartment

- First Floor Apartment
- Fantastic High Street Location
- Brilliant Rental Potential
- New Electric Radiators
- One Double Bedroom
- Communal Gardens
- No Service Charge
- 119 Year Lease
- All Amenities Nearby
- EPC EER: E



Attention First Time Buyers & Landlords. With 119 years remaining on the lease and no service charges, this first floor apartment offers a potential rental yield of 5.25%. The High Street location within this pretty market town results in superb access to all local amenities making it the ideal property for those wanting to be close to the action.

Lease Length: 119 Years Remaining

Service Charge: nil

Ground Rent: £250 Per Annum

Buildings Insurance: Approx £300 Per Annum

Rental Yield Based on £875pcm

Please note: There is no formal parking with the property.

Council Tax Band: B

Princes Risborough boasts a comprehensive range of shopping facilities, pubs, restaurants, library and Risborough Springs leisure centre along with access to near by primary, secondary and private schooling. Princes Risborough train station provides access to London Marylebone, Oxford & Aylesbury. Also with Chiltern Hills open countryside is within easy access.

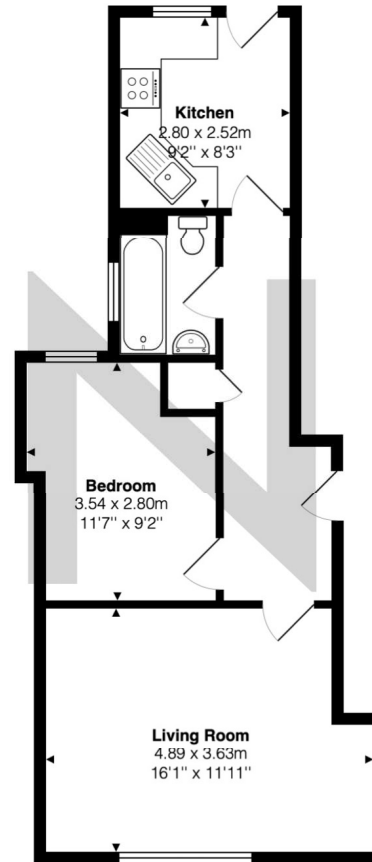
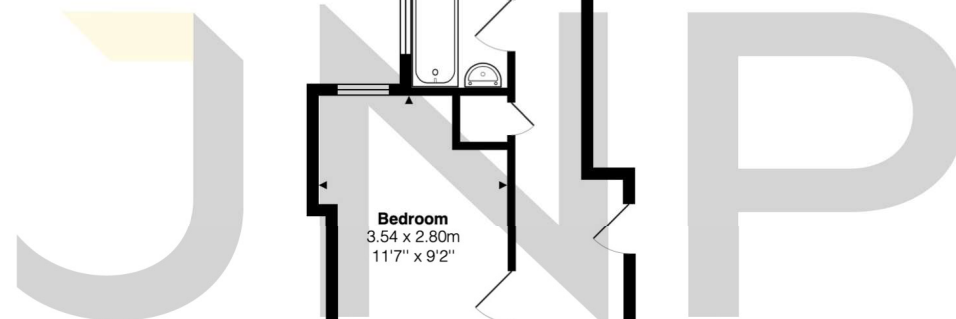
AML Disclaimer

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.

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.





The approximate total area for the elements of the property represented on the floorplan is 48 SqM (517 Sq.Ft)

High Street, Princes Risborough, Buckinghamshire, HP27 0AE

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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