



JNP

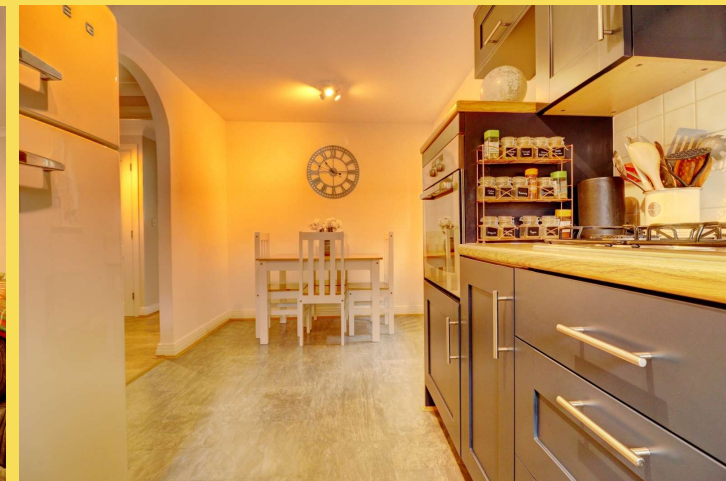
14 Mallard Place, High Wycombe, Buckinghamshire, HP11 1HF

Asking price £325,000 *Leasehold*



# A two bedroom first floor Maisonette

- • Split level maisonette
- • Own private garden
- • Fantastic location
- • Well-presented throughout
- • Two good sized bedrooms
- • Allocated parking
- • Modern kitchen/diner
- • Ideal for first time buyers
- • Easy access to M40
- EPC: C





The property comprises a private entrance hall, a modern fitted cloakroom, stairs rising to an L-shaped living room, a modern fitted kitchen/dining room, two double bedrooms and a family bathroom suite with bath and separate shower cubicle.

To the rear is a generously sized private garden mostly paved with flower and shrub borders and to the front is allocated parking for one vehicle and a visitor bay. The property is situated overlooking Kingsmead Park with Tesco, Loudwater and Junction 3 of the M40 Motorway (London bound only) close by. High Wycombe town centre is a short drive from the property where the Eden shopping precinct, numerous restaurants, a library, a theatre and a mainline train station can be found. An internal inspection is highly recommended.

#### Directions

Leave the town in an easterly direction on the A40 London Road and pass Wycombe Retail Park. At the next set of traffic lights turn

right into Abbey Barn Road. Follow around where the road becomes Kingsmead Road, continue along and the property can be found on the right-hand side indicated by a JNP For Sale board.

#### Leasehold Notes

There are 106 Years remaining on the lease. The annual charge ground rent is £200.00 and the service charge is £1000.00 per annum. The property offers a potential rental income of £\*.00 PCM. Council Tax band C. EPC band C.

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

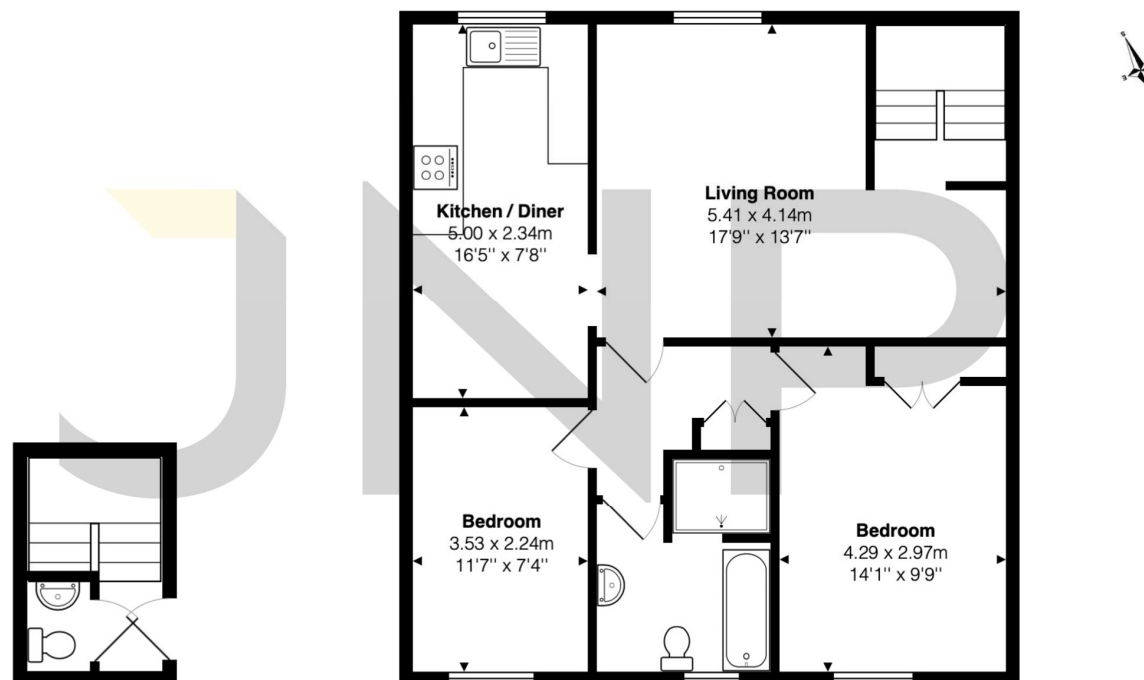
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services.

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 67 SqM (721 Sq.Ft)

Mallard Place, High Wycombe, Buckinghamshire, HP11 1HF

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.

High Wycombe Sales (JNP)  
01494 528000  
wyc@jnp.co.uk

27 Crendon Street  
High Wycombe, Buckinghamshire, HP13 6LJ



@JNPestateagents



@jnpestategents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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.