



6 Barbel Court, Warbler Way, High Wycombe, Buckinghamshire, HP12 3FH

Asking price £270,000 *Leasehold*

Built in 2021 on a beautiful new development is this well-presented, second-bedroom, first-floor apartment located on the west side of High Wycombe.

- Desirable Development Location
- Private Balcony
- Allocated Parking
- Two Double Bedrooms
- Spacious Living Accommodation
- Within Walking Distance to the Town Centre
- EPC: B



Built in 2021 on a beautiful new development is this well-presented, two-bedroom, first-floor apartment located on the west side of High Wycombe.

The property comprises; an entrance hallway, an open plan and a spacious living/dining room with sliding doors leading to a balcony, a modern kitchen, a primary double bedroom with built-in storage, a further double bedroom and a modern family bathroom. The property further benefits from an allocated parking space and private balcony and further benefits from being in good condition throughout. The property is located to the west side of High Wycombe and is within walking distance to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits from being within walking distance to High Wycombe train station which offers easy routes into London via the main train line. An internal inspection is highly recommended to fully appreciate.

Directions

Leave town in a westerly direction on the A40 West Wycombe Road and take the left turning into Desborough Park Road. Turn right into Grafton Street, continue along and take the first turning Right into Warbler Way where the property can be found on the right-hand side.

Leasehold Notes

There are 122 Years remaining on the lease. The annual charge ground rent is 0.1% of the purchase price.

(E.g. 0.1% of £270,000 = £270)

The service charge is £60.00 per month. The property offers a potential rental income of £1400.00-1500.00 PCM. Council Tax band C. EPC band B.

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.

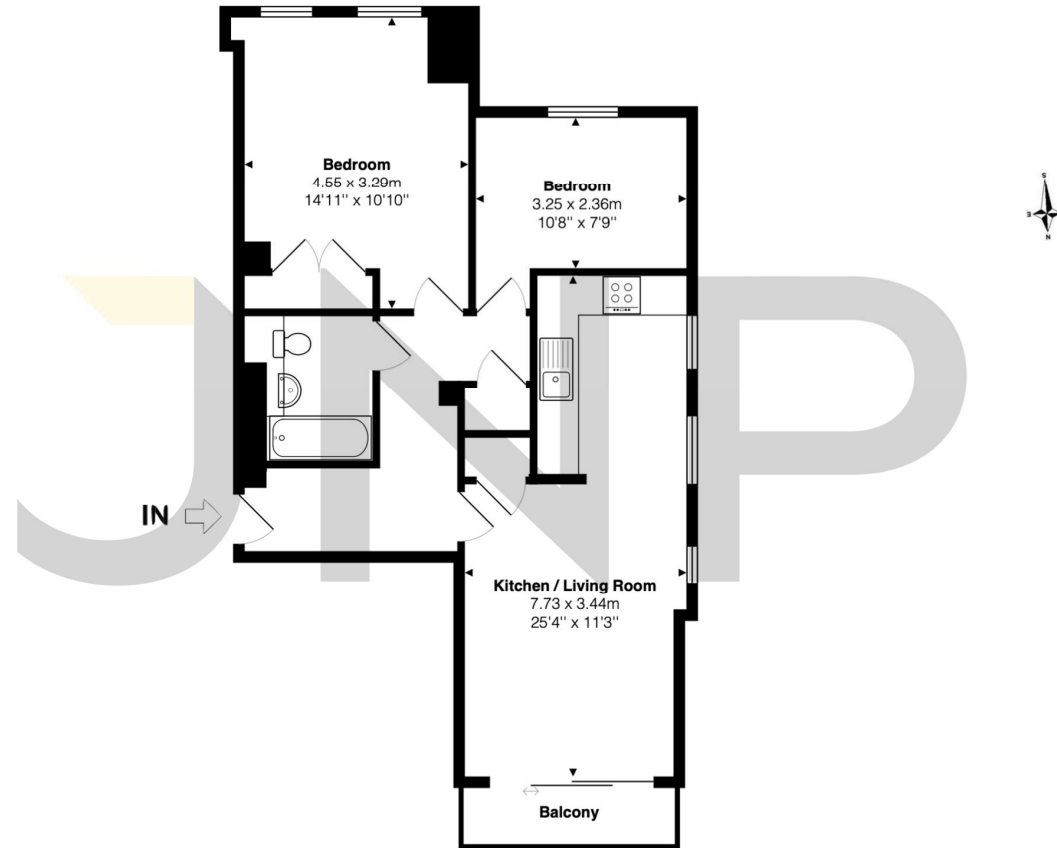
Agents Note

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 AIG (KH) Ltd T/A JNP.

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 XX SqM (XXX 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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