



27 Lower Furney Close, High Wycombe, Buckinghamshire, HP13 6XQ Asking price £190,000 *Leasehold*



Available to the market is this well-presented second-floor, two-bedroom apartment situated in a popular cul-de-sac within proximity of local shops and a mainline railway station.

- Living Room/Diner
- Two Bedrooms
- Kitchen
- Bathroom
- Top floor
- Communal Grounds
- Allocated Parking
- Quiet Cul-De-Sac
- Close to the town centre
- Ideal Investment
- EPC: D





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Lower Furney Close can be found. Ascend the hill, turn right and the property can be identified by a JNP For Sale board.

#### Leasehold Notes

There are 87 Years remaining on the lease. The annual charge ground rent is £120.00 and the service charge is £1596.00 per annum. The property offers a potential rental income of £1400.00-1600.00 PCM. 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.

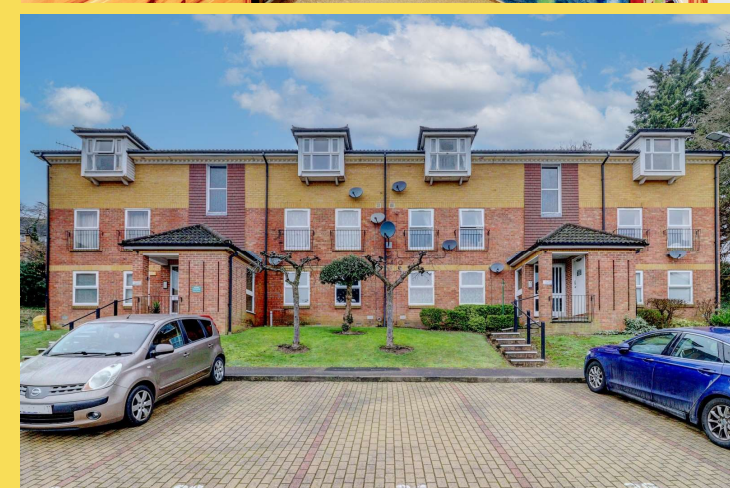
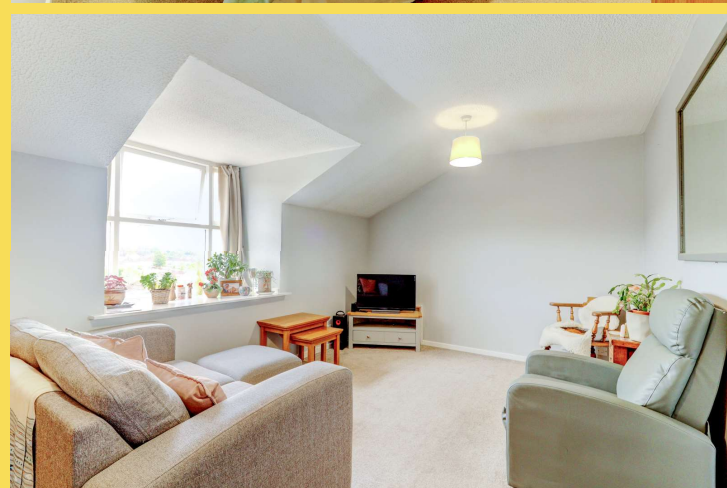
You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

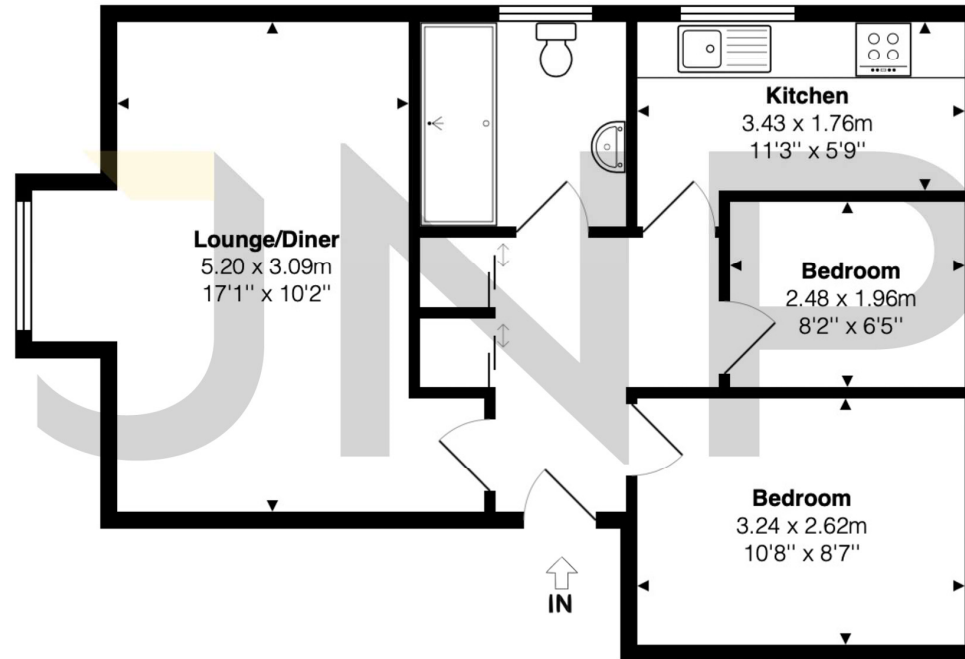
#### AML Disclaimer

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.

#### Directions

From our office in Crendon Street ascend the hill turning right into Totteridge Road. Follow along, continue down the hill and turn left at the traffic lights into Bowerdean Road. Take the next turning left into Underwood Road, follow around and at the far left corner





The approximate total area for the elements of the property represented on the floorplan is 48 SqM (519 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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