



Flat 7, Grooms Court, Old Coach Drive, High Wycombe, Buckinghamshire, HP11 1AU Asking price £149,500 *Leasehold*

Offering to the market is this well-presented, top floor, studio apartment situated within a popular development towards to east side of High Wycombe town centre within proximity to the M40.

- Within Close Proximity to M40
- Allocated Parking Included
- Long Lease Length
- Well Presented Throughout
- Short Drive to High Wycombe town centre
- Modern Kitchen
- Communal Grounds Included
- EPC: D



Offering to the market is this well-presented, top floor, studio apartment situated within a popular development towards to east side of High Wycombe town centre within proximity to the M40.

This property comprises; an entrance hallway, a large living room/dining room, a modern kitchen with integrated appliances, a modern family bathroom and storage facilities. The property further benefits from an entry phone system, communal grounds and allocated parking.

The location of the property is within a short drive to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden centre shopping precinct and further benefits from a short drive to High Wycombe train station which offers easy routes into London via the main train line.

This is an ideal first-time property and an internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre in an easterly direction along the London Road and continue along this road for a considerable way. Take a left-hand turning onto Old Coach Drive and the property will be located on your right-hand side. You will have reached your destination.

Leasehold Notes

There are 1004 Years remaining on the lease. The annual charge ground rent is £250.00 and the service charge is £1020.00 per annum. The property offers a potential rental income of £900.00-£1000.00 PCM. Council Tax band B. 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

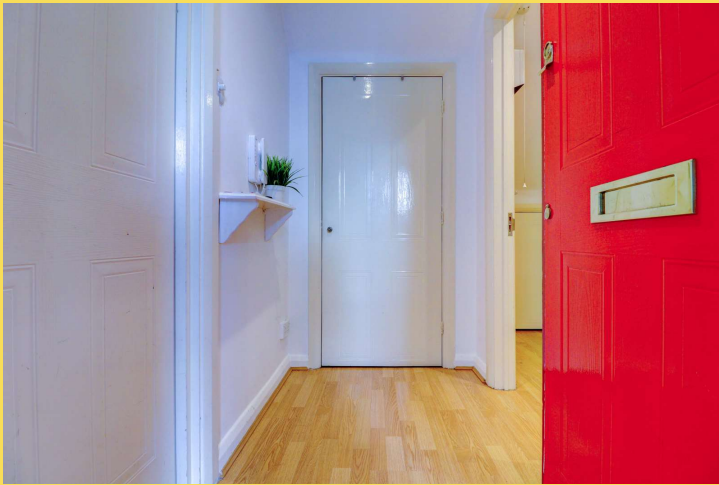
lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

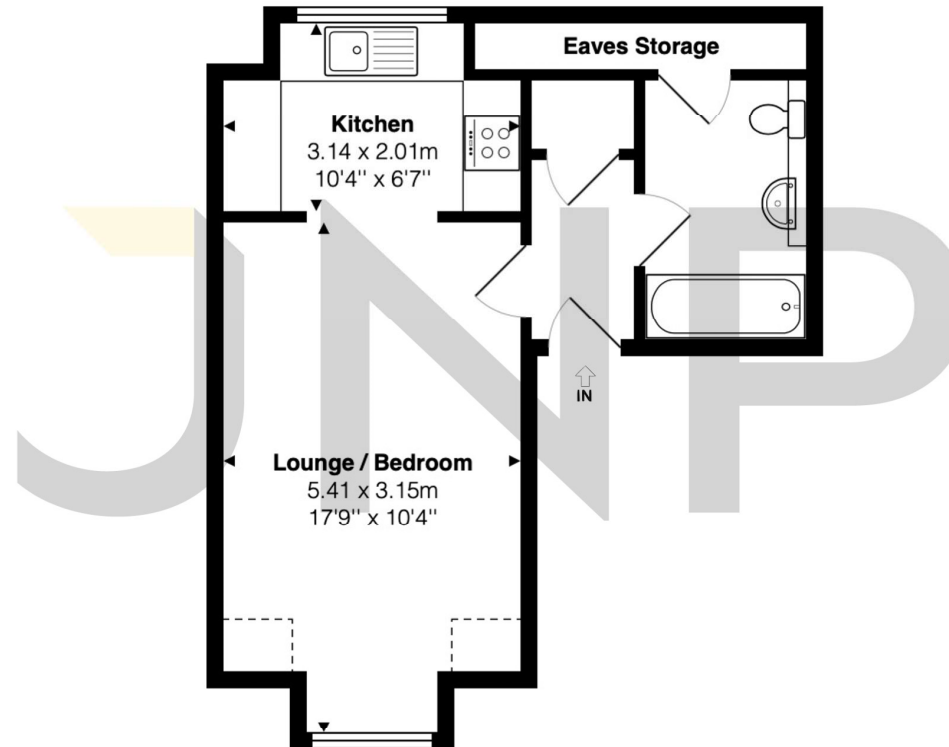
Agents Note

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.





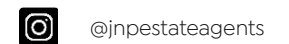
The approximate total area for the elements of the property represented on the floorplan is 35 SqM (377 Sq.Ft)

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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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