



Flat 3 West Wycombe Road, High Wycombe HP12 3AS

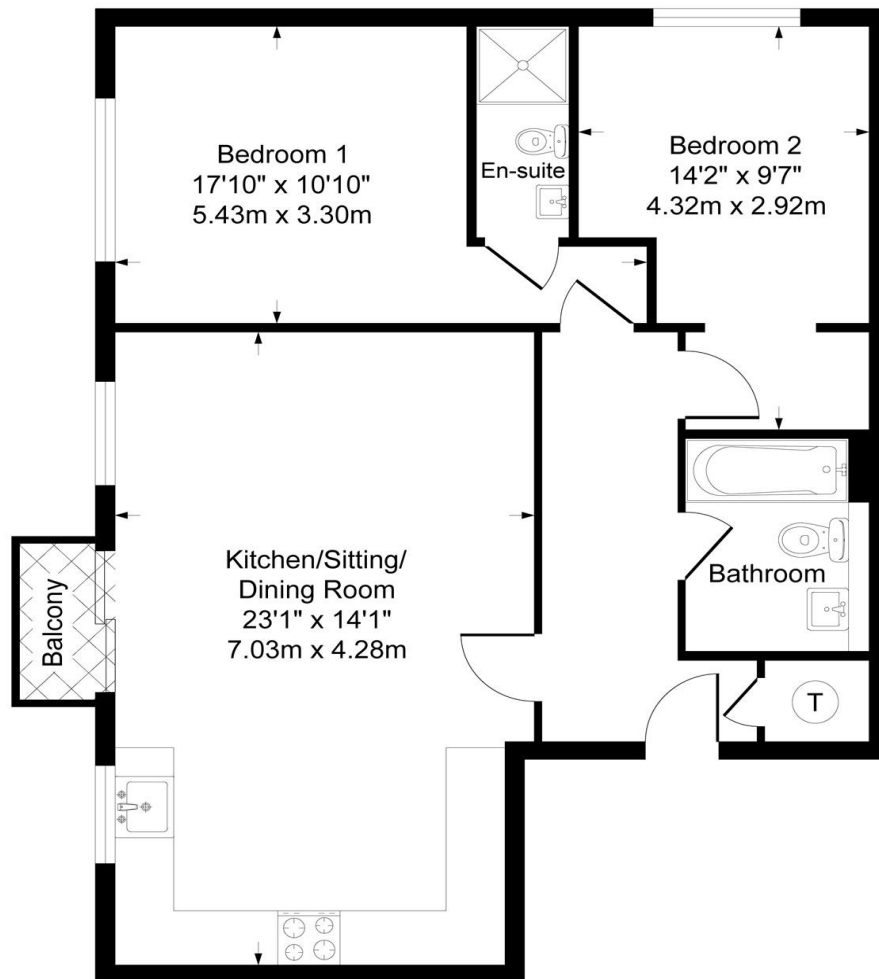
welcome to

Flat 3 West Wycombe Road, High Wycombe

Brown & Merry are pleased to offer this brand new high specification two bedroom first floor apartment off the West Wycombe Road. Benefits include a share of the 999 year lease, allocated parking with EV chargers and a shared garden to the rear. CALL NOW TO ARRANGE A VIEWING!



**Approximate Gross Internal Area
774 sq ft - 72 sq m**



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Hallway

Kitchen/Diner/Reception

23' 1" approx x 14' 1" approx (7.04m approx
x 4.29m approx)

Bedroom 1

17' 10" max x 10' 10" max (5.44m max x
3.30m max)

En-Suite

Bedroom 2

14' 2" max x 9' 7" max (4.32m max x 2.92m
max)

Bathroom

welcome to

Flat 3 West Wycombe Road, High Wycombe

- EXCLUSIVE FIRST FLOOR APARTMENT
- 999 YEAR LEASE
- TWO BEDROOMS
- EN-SUITE & BATHROOM
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Apr 2025.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£305,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103490](https://www.brownandmerry.co.uk/Property/CSM103490)



Property Ref:
CSM103490 - 0003

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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