



Flat 6 West Wycombe Road, High Wycombe HP12 3AS

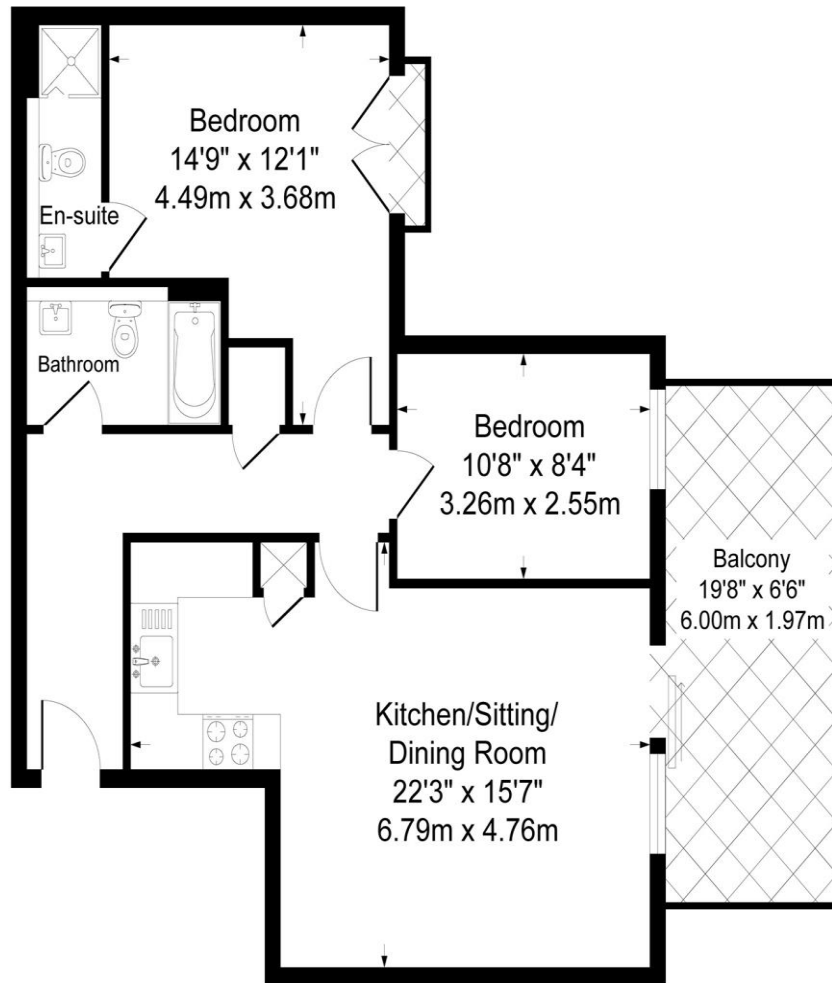
welcome to

Flat 6 West Wycombe Road, High Wycombe

Brown & Merry are pleased to offer this brand new high specification two bedroom second 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
707 sq ft - 66 sq m



Second 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.



Open Plan Living Area

22' 3" max x 15' 7" max (6.78m max x 4.75m max)

Hallway

Bedroom 1

14' 9" max x 12' 1" max (4.50m max x 3.68m max)

En-Suite Shower Room

Bedroom 2

10' 8" x 8' 4" (3.25m x 2.54m)

Bathroom

Balcony

19' 8" x 6' 6" (5.99m x 1.98m)

welcome to

Flat 6 West Wycombe Road, High Wycombe

- EXCLUSIVE SECOND FLOOR APARTMENT
- 999 YEARS LEASE
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM & BATHROOM
- LARGE PRIVATE BALCONY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£330,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103514](https://www.brownandmerry.co.uk/Property/CSM103514)



Property Ref:
CSM103514 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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