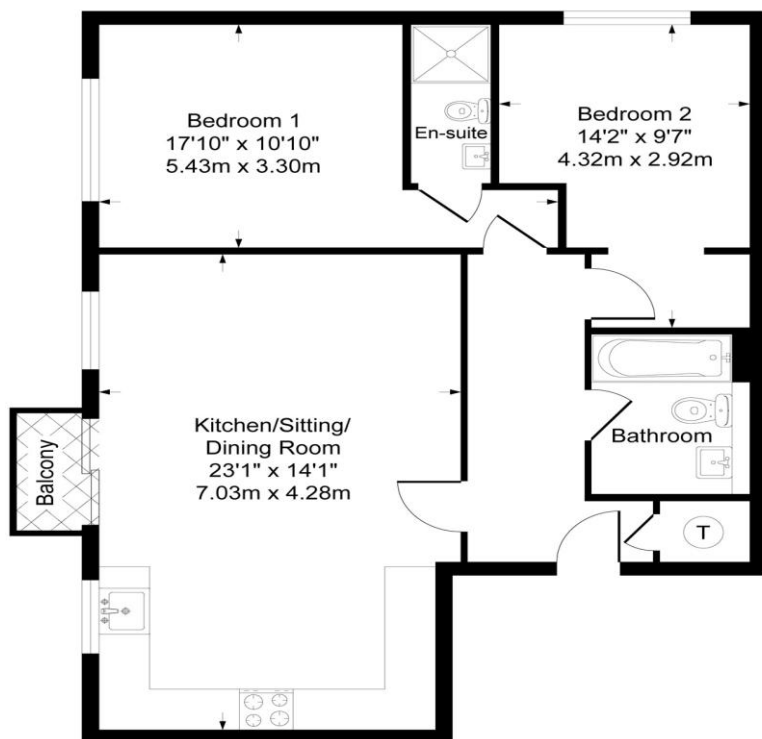




Flat 2 West Wycombe Road, High Wycombe HP12 3AS

**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.

welcome to Flat 2 West Wycombe Road, High Wycombe

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

Tenure: Leasehold

EPC Rating: A

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

Service Charge: 1200.00

Ground Rent: Ask Agent

£285,000



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

view this property online brownandmerry.co.uk/Property/CSM103672



Property Ref:

CSM103672 - 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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