





Kingfisher Court

High Wycombe, Buckinghamshire
HP11 2HZ

Leasehold
Guide Price £150,000

- One Bedroom
- First Floor Flat
- Open-Plan Living Room/ Kitchen
- Communal Gardens
- Residents Parking

- Easy Access to J4 of M40
- Close to High Wycombe Town Centre
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to market this one bedroom, first floor flat, located within walking distance of High Wycombe town centre, train station and Wycombe General Hospital.

The property comprises in brief; communal entrance, entrance hall, open-plan living room/ kitchen, one double bedroom and bathroom.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises: (all measurements being approximate only)

Communal Entrance

Security entry phone system.

Entrance Hall

Wall mounted security entry phone, heater, wood effect flooring.

Reception Room/ Kitchen

18' 8" (5.69m) x 10' 5" (3.17m) (L-shaped maximum measurements):

L-shaped open-plan living room/ kitchen with double-glazed window to front aspect, integrated oven and hob, fridge, freezer, washing machine, heater, wood-effect flooring.

Bedroom

10' 3" (3.12m) x 9' 8" (2.95m):

Double bedroom with double-glazed window to front aspect, fitted wardrobe, heater, carpeted flooring.

Bathroom

6' 6" (1.98m) x 5' 9" (1.75m):

Fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, tile effect flooring.

Outside

Communal gardens and residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 64 years

Service Charge

Advised by vendor - £100.00 per month

Ground Rent

Advised by vendor - £200.00 per annum

Council Tax Band

B

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a

guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is related to an employee of RyeView Homes.



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**Rye
View**
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