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## Woodlands View

High Wycombe, Buckinghamshire  
HP13 7HH

- One Bedroom
- Ground Floor Flat
- Fitted Kitchen
- Residents Parking
- Garage

- Easy Access to J3 of M40
- Close to Wycombe Retail Park
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

**Share of Freehold**  
**Offers in Excess of £185,000**

RyeView Homes are pleased to present this one bedroom ground floor flat, located to the East of High Wycombe within walking distance to the Retail Park.

The property comprises in brief; reception room, kitchen, one bedroom and bathroom. Further benefits include residents parking, garage and double-glazing throughout.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises:

### Reception Room

12' 9" (3.89m) x 10' 7" (3.23m):

Double-glazed window, heater, carpeted flooring.

### Kitchen

10' 7" (3.23m) x 5' 10" (1.78m):

Fitted kitchen with double-glazed window, tile effect flooring.

### Bedroom

10' 5" (3.17m) x 9' 5" (2.87m):

Double bedroom with double-glazed window, heater, carpeted flooring.

### Bathroom

Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand

basin, tile effect flooring.

### Outside

Residents parking

### Tenure

Advised by vendor - Share of Freehold

### Lease

Advised by vendor - Remainder of a 999 year lease

### Service Charge

Advised by vendor - £656.78 biannually

### Ground Rent

Advised by vendor - peppercorn

### Council Tax Band

B

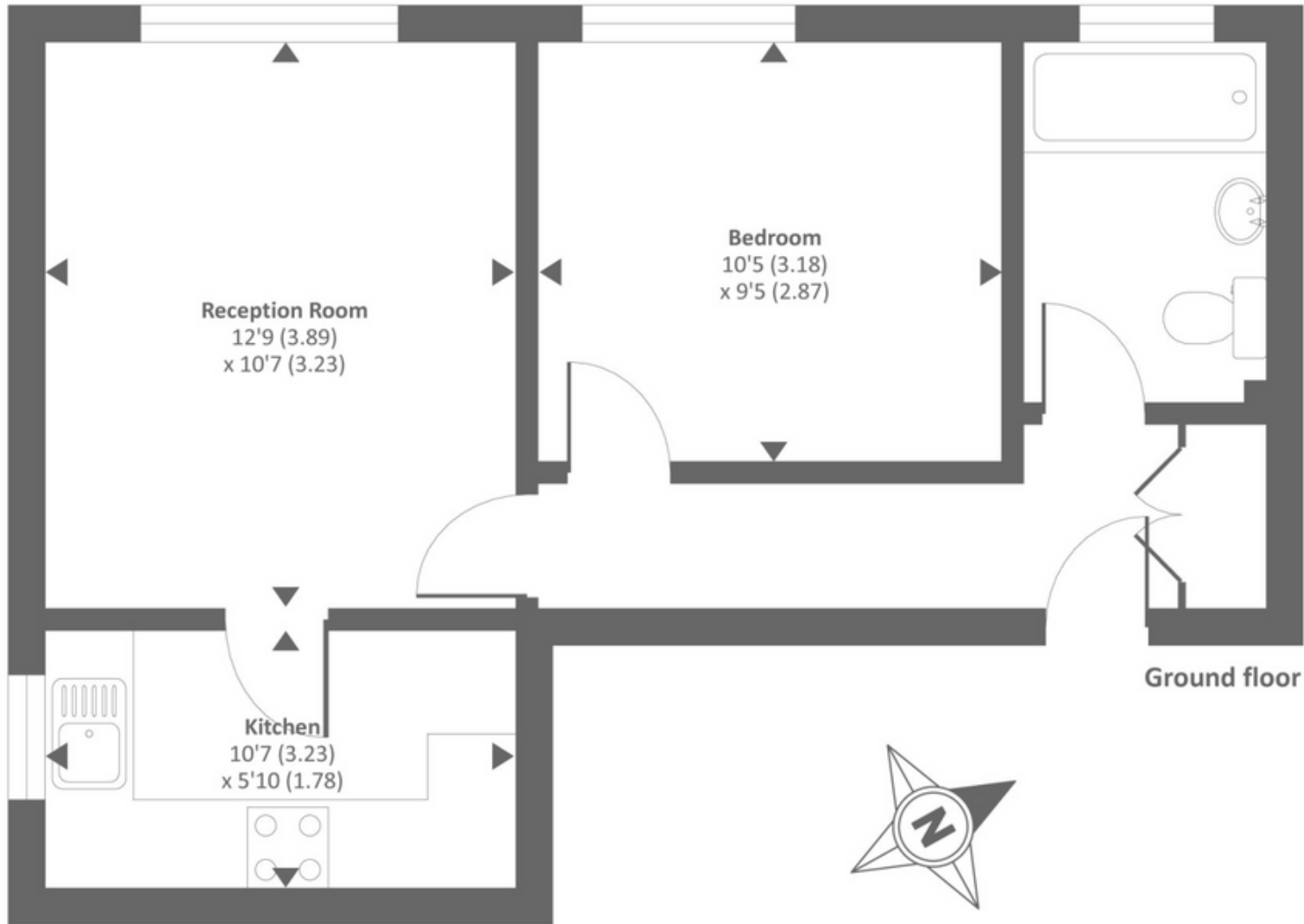
### Viewing

Strictly by appointment only.

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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

**Woodlands View, Herbert Road, High Wycombe, Buckinghamshire, HP13 7HH**



Approx. gross internal floor area 422 SQFT / 39.2 SQM  
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NOTE: These particulars are intended only as guide to prospective Purchasers 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 Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

**Rye  
View**  
H O M E S