

**Rye
View**
H O M E S





Priory Avenue

High Wycombe, Buckinghamshire
HP13 6SQ

Share of Freehold
£175,000

- One Bedroom
- First Floor Flat
- Spacious Reception Room
- Gas Central Heating
- Allocated Residents Parking

- Short Walk To Town Centre & Train Station
- Close to Local Amenities
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes are pleased to present to the market this spacious one bedroom first floor flat, situated within a short walk to High Wycombe town centre and train station.

This property comprises spacious reception room, kitchen, one double bedroom, shower room and WC. Further benefits include gas central heating and allocated residents parking.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises:

Entrance

Communal entrance.

Reception Room

Spacious reception room with double-glazed window to front aspect, feature fireplace, radiator, wood flooring.

Kitchen

Fitted kitchen with double-glazed window to front aspect, integrated appliances including oven, gas hob and washing machine, wood flooring.

Bedroom

Double bedroom with double-glazed window to rear aspect, wash hand basin, fitted wardrobes, radiator, carpeted flooring.

Shower Room

Shower room fitted with shower cubicle, tile effect flooring.

WC

WC, double-glazed window to rear aspect, tile effect flooring.

Outside

Allocated residents parking.

Tenure

Advised by vendor - Share of Freehold

Lease

Advised by vendor - 61 years. An extended lease will be provided upon completion.

Service Charge

Advised by vendor - £75.00 per month

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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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.

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