





Lower Furney Close High Wycombe, Buckinghamshire HP13 6XQ

Leasehold
Guide Price £190,000

- One Bedroom
- Maisonette
- Reception Room
- Fitted Kitchen
- Modern Fitted Bathroom

- Quiet Cul-De-Sac Location
- Close To Train Station
- Close To Local Amenities
- Ideal Buy To Let
- Ideal First Time Purchase

RyeView Homes are pleased to present to the Sales market this well presented, one bedroom maisonette located in a quiet cul-de-sac within the popular location of Totteridge in High Wycombe.

The property comprises in brief; entrance hall, one bedroom, reception room, kitchen and bathroom. Further benefits include electric heaters and double glazing.

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

Entrance Hall

Entrance hall with stairs leading to first floor.

Reception Room

13' 10" (4.22m) x 10' 4" (3.15m)::

Spacious reception room with double glazed window to rear aspect. Storage heater and carpeted flooring.

Kitchen

12' 2" (3.71m) x 6' 2" (1.88m)::

Fitted kitchen with double glazed window to rear aspect, electric oven with hob, fridge freezer and washing machine. Tiled flooring.

Bedroom

12' 4" (3.76m) x 7' 11" (2.41m)::

Double bedroom with double glazed window to front aspect, fitted wardrobes, electric heater and large

storage cupboard. Carpeted flooring.

Bathroom

6' (1.83m) x 5' 5" (1.65m)::

Modern bathroom fitted with three piece suite comprising bath with overhead shower, WC and hand wash basin, heated towel rail. Tiled flooring.

Outside

Shared communal gardens.

Parking

Allocated residents and visitors parking.

Tenure

Advised by vendor: Leasehold

Lease

Advised by vendor: 88 years

Service Charges

Advised by vendor - approximately £100.00 per month

Ground Rent

Advised by vendor - £60.00 every six months

Council Tax Band

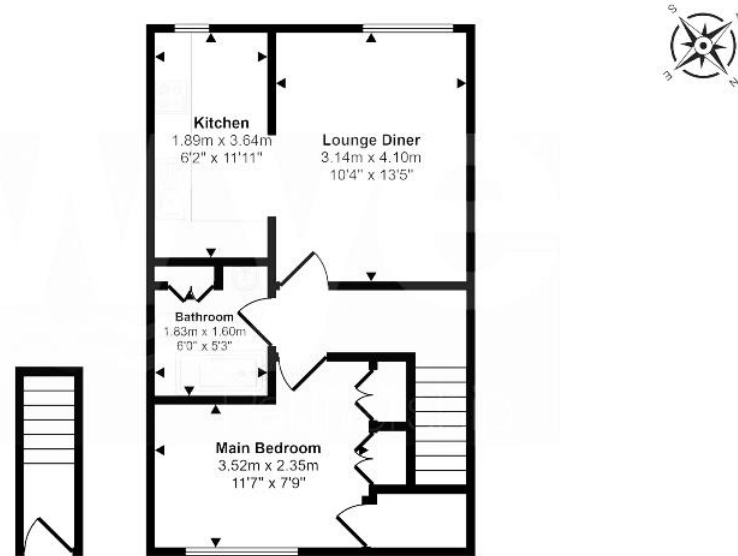
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Viewing

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.

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Ground Floor First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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**
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