

**Rye
View**
HOMES





Edgecote House

High Wycombe, Buckinghamshire
HP13 6PB

Guide Price £199,950
Leasehold

- *GUIDE PRICE £199,950 - £215,000*
- Two Bedroom Split Level Maisonette
- Communal Gardens
- Residents Parking
- Close to Town Centre

- Short Walk to Train Station
- Close to Local Amenities
- Ideal Buy to Let Investment
- In Need of Renovation Throughout
- No Onward Chain

RyeView Homes are pleased to market this two bedroom split-level maisonette, located within a short walk to High Wycombe town centre and train station.

The property comprises in brief; entrance hall, reception room with balcony, kitchen, two bedrooms and family bathroom.

The property is in need of renovation throughout.

Ideal buy to let investment.

No onward chain.

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

Entrance Hall

Entry phone system, stairs rising to property, doors to reception room and kitchen.

Reception Room

13' 1" (3.99m) x 11' 1" (3.38m):

Spacious reception room with single-glazed window to rear aspect, feature fireplace, heater, door to balcony.

Kitchen

10' 2" (3.10m) x 6' 10" (2.08m):

Fitted kitchen with single-glazed window to front

aspect.

Bedroom One

13' 2" (4.01m) x 11' 2" (3.40m):

Master double bedroom with single-glazed window to rear aspect, heater, carpeted flooring.

Bedroom Two

12' 4" (3.76m) x 7' 9" (2.36m):

Single-glazed window to front aspect, heater.

Bathroom

8' 7" (2.62m) x 5' 2" (1.57m):

Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, single-glazed window to front aspect.

Outside

Residents parking and communal gardens.

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 35 years

Service Charge

Advised by vendor - £960 per annum

Ground Rent

Advised by vendor - £0

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.



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