

CRENDON HOUSE

Est. 1971

Town Centre - High Wycombe £175,000 - Leasehold



A beautifully presented 1 bedroom first-floor town centre apartment, offered to the market with no chain. Currently tenanted for 12 months at a return of £975 per month, this stunning apartment is perfect for buy-to-let investors. Situated on the ever popular tree-lined Priory Avenue in High Wycombe's town centre. It is just a short walk from the mainline train station which can have you in Marylebone in a little less than 30 minutes! Further benefits include reasonable ground rent & service charges, a fully integrated kitchen and clever storage throughout. Demand for this location is usually high, so please call early to avoid disappointment... Council Tax Band - B EPC Rating - D

Investors Only
Currently Tenanted at £975
per month

Town Centre Location
Fully Integrated Kitchen
Short Walk to Train Station

**Flat 9, Belmont House, 9 - 11, Priory Avenue, High Wycombe,
Buckinghamshire, HP13 6SQ**

First Floor



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.

Accommodation Comprises:

First Floor:

Entrance Hall:

Living Room: 16' 3" x 15' 7" (4.96m x 4.76m)

Open Plan Kitchen:

Bedroom 1: 12' 8" x 9' 6" (3.86m x 2.9m)

Bathroom:

Leasehold Information:

Lease Term Remaining: 120 years

Ground Rent: £175 per year

Service Charge: £554.8 per year

Council Tax Band: B

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY: -
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON
01628 527766**