



**Connells**

Wye Gardens Fryers Lane  
High Wycombe





### Property Description

Offered to the market with no onward chain is this first floor apartment. Benefitting from a large reception room which is open plan to kitchen with wall and base cupboards, integrated oven and hob, space for white goods and a wall mounted boiler. Main bedroom with fitted wardrobe and ensuite shower room; second bedroom and main bathroom. Within walking distance of High Wycombe town centre and railway station.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



**Entrance Hall**

3' 5" max x 16' 5" max (1.04m max x 5.00m max)

**Living Room / Kitchen**

11' 2" max x 27' 1" max (3.40m max x 8.26m max)

**Balcony**

4' 7" max x 8' 4" max (1.40m max x 2.54m max)

**Bedroom One**

11' 2" max x 11' 6" max (3.40m max x 3.51m max)

**Ensuite**

7' 3" max x 3' 5" max (2.21m max x 1.04m max)

**Bedroom Two**

11' 1" max x 9' 4" max (3.38m max x 2.84m max)

**Bathroom**

6' 8" max x 6' 3" max (2.03m max x 1.91m max)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312177](http://connells.co.uk/Property/WYC312177)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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