

for sale

**£160,000** Leasehold



## Lingfield Close High Wycombe HP13 7ER

- Energy Rating: C
- Two Bedrooms
- No onward chain
- Renovation Project
- Communal gardens



# Property Details

This two-bedroom purpose built apartment in HP13 in need of renovation with no onward chain and communal gardens. Located within easy access to the M40 nestled between High Wycombe and Loudwater with an abundance of local shops, green spaces for walks and parks/schools nearby.

**Entrance Hall** 14' max x 3' 9" max (4.27m max x 1.14m max)

**Living Room** 14' 2" max x 12' 5" max (4.32m max x 3.78m max)

**Kitchen** 8' 2" max x 7' 5" max (2.49m max x 2.26m max)

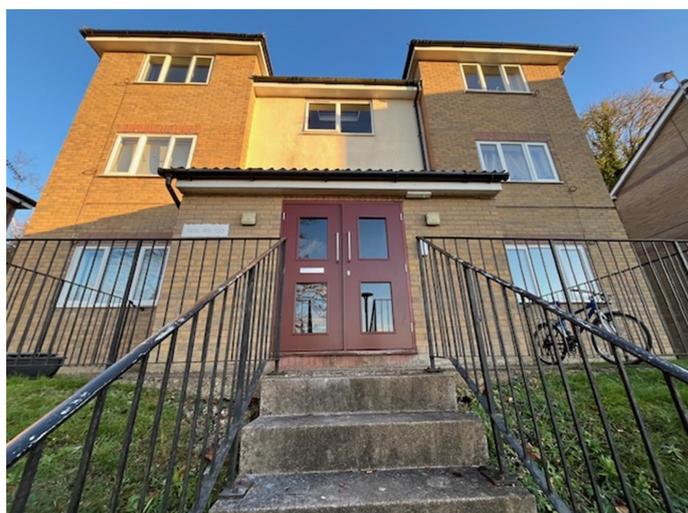
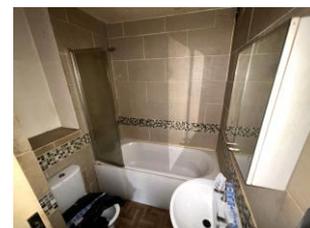
**Bedroom One** 11' 6" max x 9' 3" max (3.51m max x 2.82m max)

**Bedroom Two** 7' 3" max x 8' 3" max (2.21m max x 2.51m max)

**Bathroom** 7' 3" max x 6' 6" max (2.21m max x 1.98m max)

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.



To view this property please contact Connells on

**T 01494 534 822**  
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HIGH WYCOMBE HP11 1BA

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: WYC312805 - 0008

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be

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.

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