



Connells

The Pines Amersham Road
High Wycombe

The Pines Amersham Road High Wycombe HP13 6PN

for sale
£350,000



Property Description

Offered to the market with no onward chain is this leasehold first floor flat with 118 years remaining on the lease. The property benefits from entrance hall with video entry phone, spacious reception room with doors leading to the private balcony and open plan to the modern fitted kitchen with integrated appliances. Two double bedrooms, one with ensuite, and the main bathroom. Further benefits include private balcony, allocated parking, stunning communal gardens and easy access to High Wycombe town centre & train station.

Entrance Hall

With video entry phone. Storage Cupboard. Underfloor heating. Doors to:

Living Room

21' 3" max x 14' 9" max (6.48m max x 4.50m max)
Double glazed window and doors to balcony. Telephone and television points. Underfloor heating.

Kitchen

10' 10" max x 9' max (3.30m max x 2.74m max)
Modern fitted kitchen with a range of wall and base level units, stone work surfaces, integrated oven and hob, cooker hood, integrated washing machine and dishwasher, integrated fridge/freezer. Tiled flooring. Double glazed window.

Bedroom One

19' 10" max x 12' 1" max (6.05m max x 3.68m max)
Double glazed window, television point, built in wardrobe. Underfloor heating. Door leading to en-suite

Ensuite

Shower cubicle, wash hand basin, WC, heated towel rail and extractor fan. Fully tiled

walls, tiled flooring.

Bedroom Two

15' 3" max x 8' 8" max (4.65m max x 2.64m max)
Front aspect double glazed window, built in wardrobe, television point. Underfloor heating.

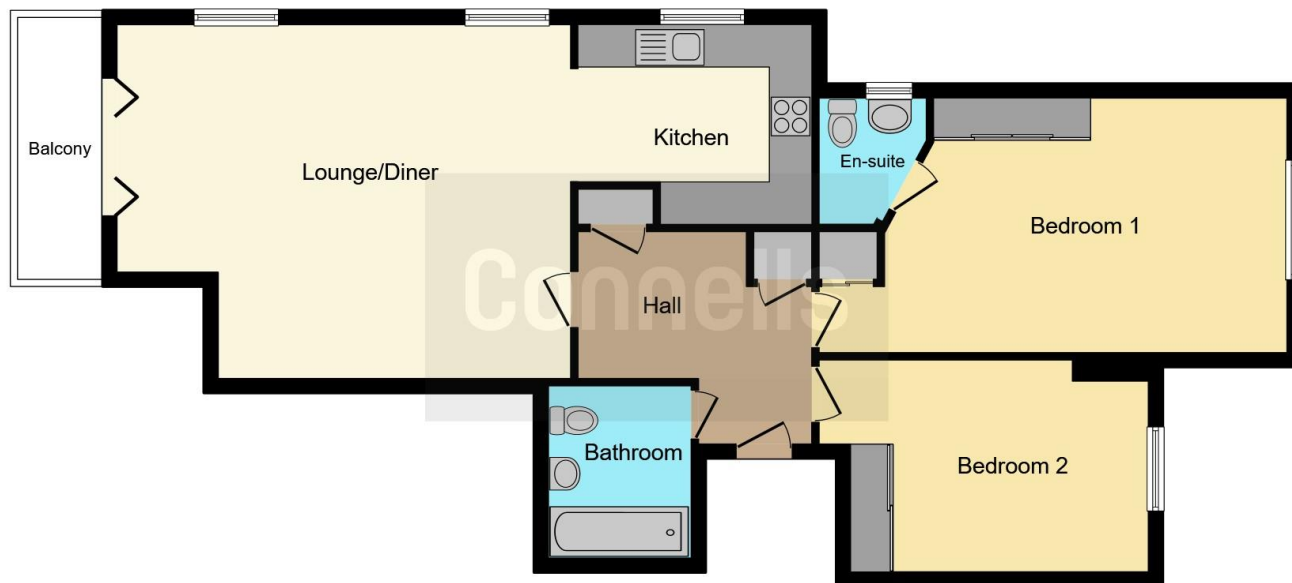
Bathroom

Double glazed window. Bath with mixer taps with wall mounted shower over, wash hand basin, WC, shaver point. Heated towel rail and extractor fan. Fully tiled walls, tiled flooring.

External

With private balcony, allocated parking and stunning communal gardens





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

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 3200.00

Ground Rent:
 395.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/WYC313049](https://www.connells.co.uk/Property/WYC313049)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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