



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. Modern two bed/two-bathroom second floor apartment at The Pines. Property benefits from two bedrooms, two bathrooms, modern fitted kitchen and spacious reception room. Further benefits include video entry phone system, allocated parking, communal gardens and easy access to High Wycombe town centre & train station.

Living Room / Dining Room

19' 8" max x 13' max (5.99m max x 3.96m max)

Kitchen

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

Bedroom One

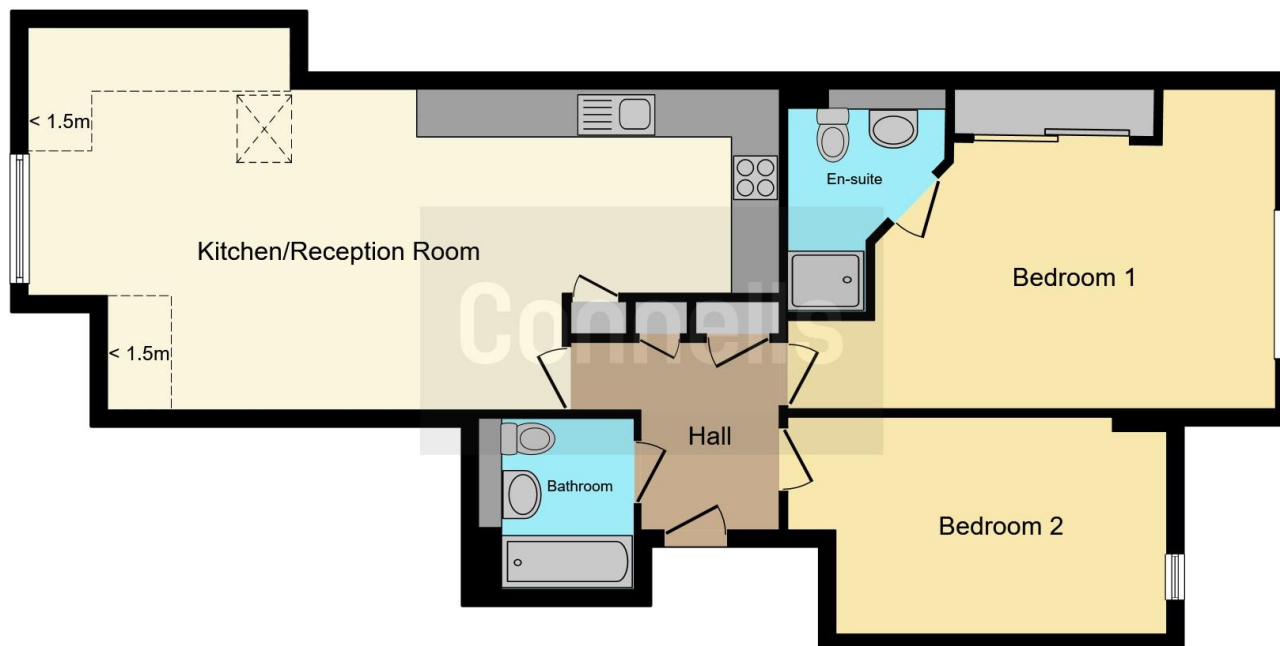
19' 10" max x 12' 1" max (6.05m max x 3.68m max)

Bedroom Two

13' 8" max x 8' 8" max (4.17m max x 2.64m max)







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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:
 3199.00

Ground Rent:
 390.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313050

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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