



Connells

The Pines Amersham Road
High Wycombe



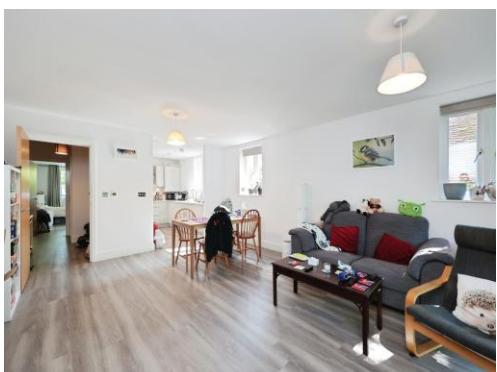
Property Description

Offered to the market with no onward chain, this stylish and spacious two-bedroom apartment presents an ideal opportunity for investors due to tenants in situ. Offering 118 years remaining on the lease, the property is well presented throughout.

The apartment features a fully fitted kitchen seamlessly integrated into an open-plan reception area, offering direct access to a private terrace-perfect for relaxing or entertaining. Both bedrooms are generously sized doubles, with the principal bedroom benefiting from a modern ensuite. A contemporary family bathroom serves the second bedroom and guests.

Additional benefits include one allocated parking space and a well-maintained communal setting. Early viewing is highly recommended.

Located approximately 700 meters from High Wycombe railway station, The Pines offers excellent connectivity for commuters. The surrounding area provides a range of amenities, including supermarkets and convenience stores within a short walking distance.



Entrance Hall

11' 5" max x 10' 3" max (3.48m max x 3.12m max)

Lounge / Kitchen

32' 5" max x 14' 7" max (9.88m max x 4.45m max)

Bedroom One

20' 11" max x 12' max (6.38m max x 3.66m max)

Ensuite

6' 6" max x 7' 6" max (1.98m max x 2.29m max)

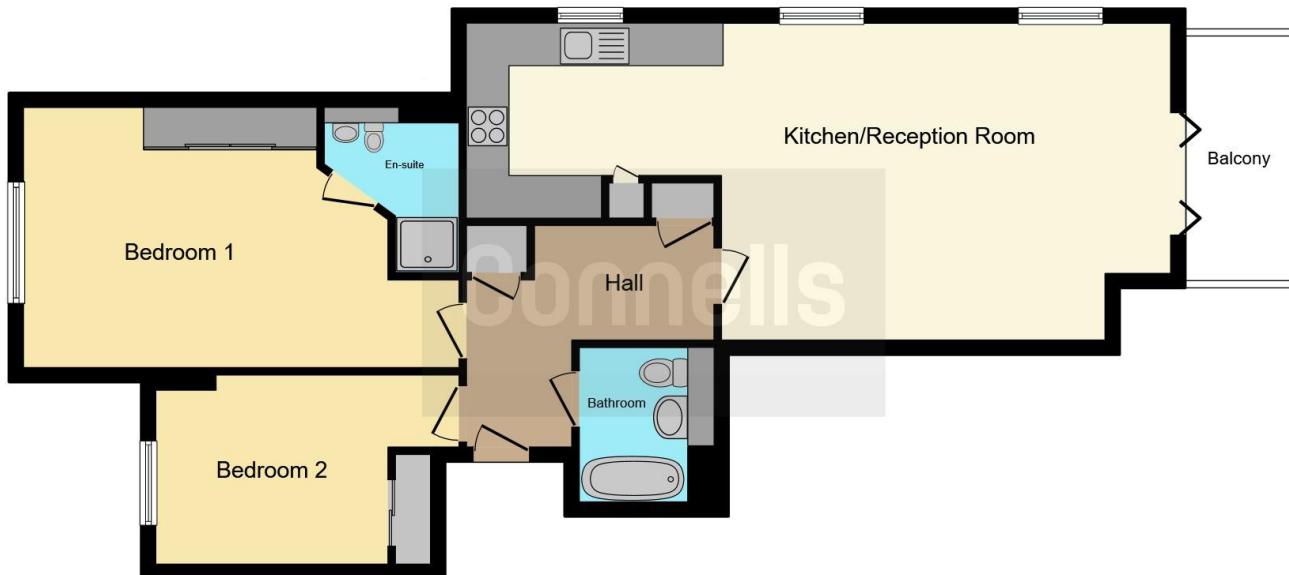
Bedroom Two

14' max x 8' 8" max (4.27m max x 2.64m max)

Bathroom

6' 2" max x 7' 2" max (1.88m max x 2.18m 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:
 3200.00

Ground Rent:
 395.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WYC312039\]\(http://viewthispropertyonline.connells.co.uk/Property/WYC312039\)](http://viewthispropertyonline.connells.co.uk/Property/WYC312039)

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.

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