



Connells

The Pines Amersham Road
High Wycombe

The Pines Amersham Road High Wycombe HP13 6PN

for sale
£375,000



Property Description

This bright and spacious first-floor flat offers comfortable modern living with a generous reception room flowing into a sleek, fully fitted kitchen. The main double bedroom benefits from a fully tiled en-suite with shower, WC, wash hand basin, and heated towel rail. A second double bedroom is served by a separate bathroom featuring a shower over bath, WC, and wash hand basin. Enjoy outdoor space on the private balcony, perfect for relaxing or entertaining.

118 years remaining on the lease, the property is well presented throughout and an ideal home or investment in a well-connected location.

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.

Living Room

14' 8" max x 21' 2" max (4.47m max x 6.45m max)

Kitchen

11' 3" max x 9' 5" max (3.43m max x 2.87m max)

Bedroom One

20' 2" max x 12' 5" max (6.15m max x 3.78m max)

Ensuite

6' 6" max x 7' 8" max (1.98m max x 2.34m max)

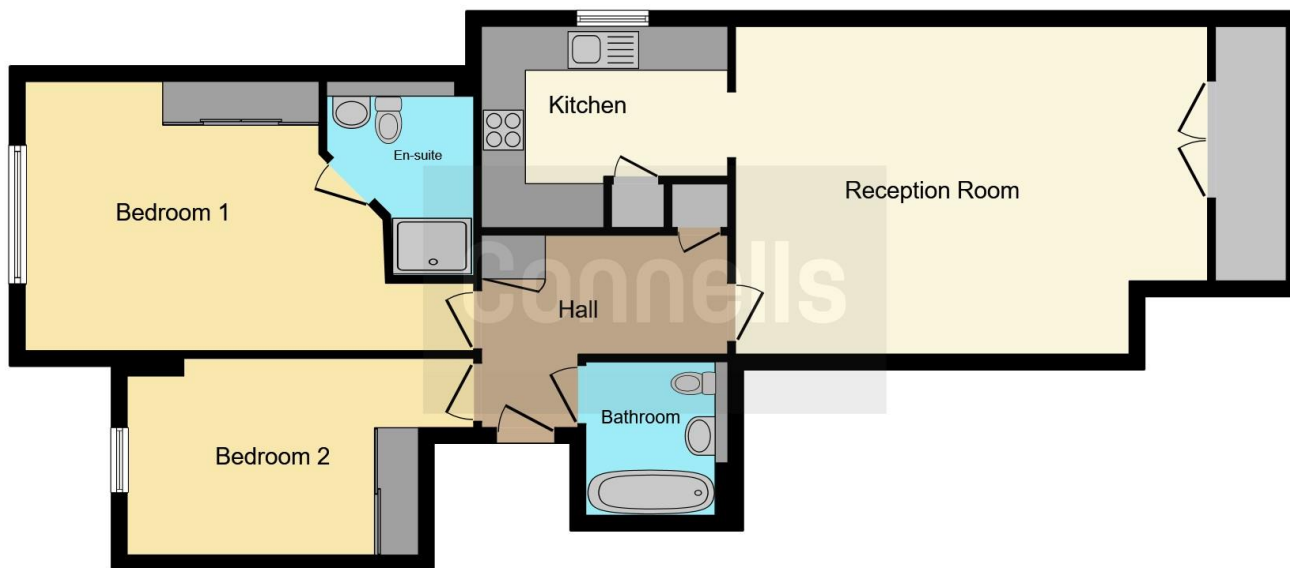
Bedroom Two

8' 9" max x 14' 4" max (2.67m max x 4.37m max)

Bathroom

7' 1" max x 6' 3" max (2.16m max x 1.91m 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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 3336.00

Ground Rent:
 395.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313083

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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