



Connells

Clarendon Road
High Wycombe



Property Description

Ground floor maisonette with no onward chain. The property is share of freehold with no service charge or ground rent charges.

Accessed via an archway, the private entrance leads directly into the kitchen, fitted with a range of wall and base units and space for appliances. The dual-aspect reception room features a chimney breast with mantel, offering a bright and versatile living space. The bedroom enjoys a bay window to the front, while the bathroom is partly tiled and fitted with a bath with shower over, WC and wash hand basin.

Outside, the property benefits from two allocated parking spaces, a private patio area, and an external storage cupboard housing the boiler.

Conveniently situated just off London Road, the property offers excellent access to the A40 and junctions 3 & 4 of the M40. Both the town centre and a retail park are within easy walking distance.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Reception Room

15' 10" max x 11' 2" max (4.83m max x 3.40m max)

Kitchen

12' 7" max x 8' 4" max (3.84m max x 2.54m max)

Bedroom One

11' 10" max x 10' 11" max (3.61m max x 3.33m max)

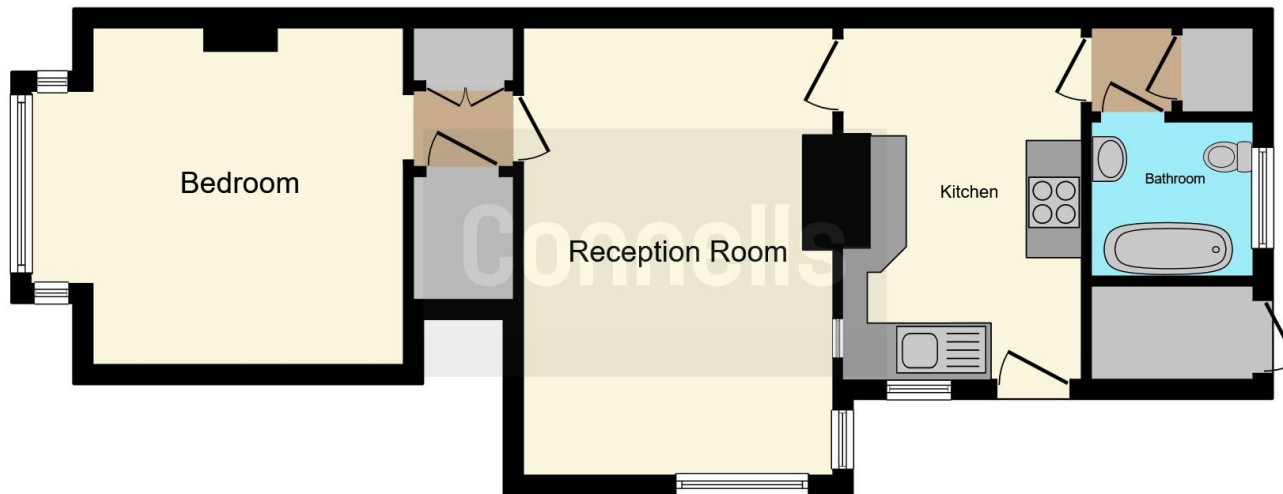
Bathroom

5' 7" max x 5' 5" max (1.70m max x 1.65m max)

Agents Note:

The term of the lease is 99 years from 25/12/1980 date, which means there are currently 54 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.





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: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313119

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1980. 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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