



Connells

Desborough House Amersham Hill
High Wycombe

Desborough House Amersham Hill High Wycombe HP13 6HH

for sale
£270,000



Property Description

A well-presented two-bedroom first-floor maisonette arranged over two floors, offered to the market with no onward chain and boasting an impressive 166 years remaining on the lease.

The accommodation comprises an entrance hall with stairs leading to the first floor, a landing giving access to a modern fitted kitchen with wall and base units, integrated oven and hob, and space for white goods. The spacious living room opens onto a private balcony, perfect for relaxing outdoors.

On the second floor, you will find two generously sized bedrooms and a family bathroom featuring a shower over bath, WC, and wash basin. Additional benefits include gas central heating, garage in separate block, and well-maintained communal grounds.

Ideally located just 0.5 miles from the mainline train station and town centre, this property is an excellent choice for investors or commuters seeking convenience and comfort.

Reception

14' 3" max x 13' 8" max (4.34m max x 4.17m max)

Kitchen

11' 3" max x 6' 8" max (3.43m max x 2.03m max)

Bedroom One

14' 3" max x 9' 10" max (4.34m max x 3.00m max)

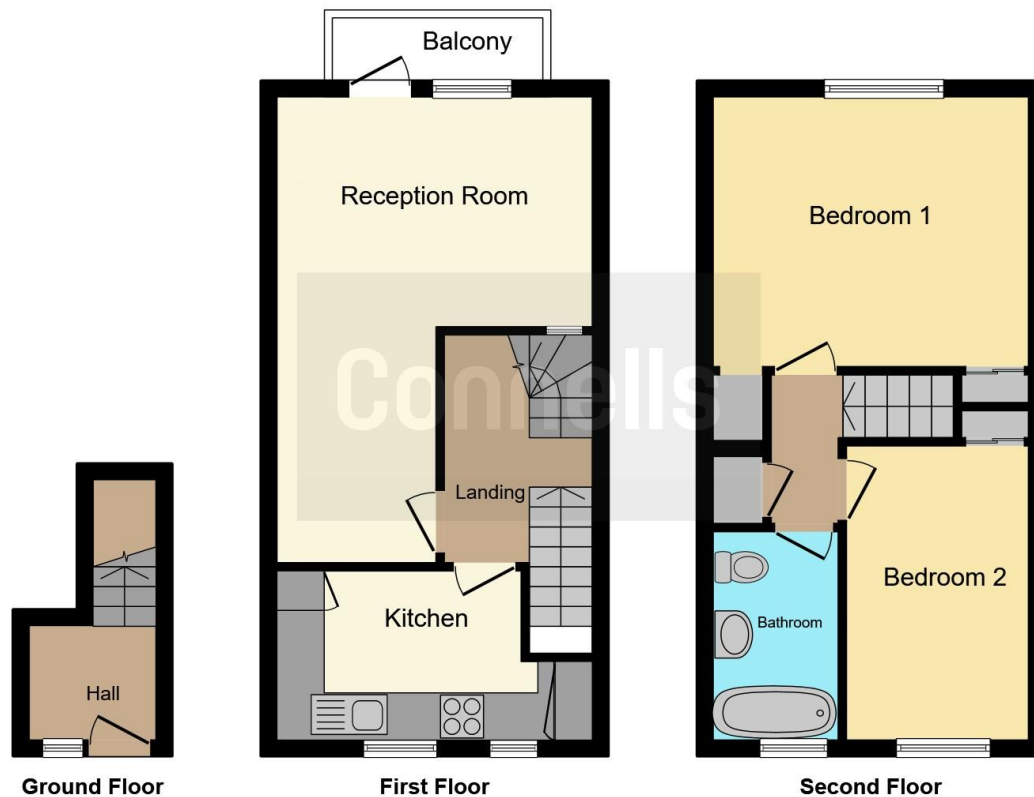
Bedroom Two

11' 4" max x 6' 6" max (3.45m max x 1.98m max)

Bathroom

6' 4" max x 5' 4" max (1.93m max x 1.63m 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: C

Council Tax
 Band: C

Service Charge:
 1680.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1976. 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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