



6 Cometa, 176 Kingsmead Road

Guide Price **£285,000**

Ashington Page

A beautifully designed 645 sqft ground-floor apartment with its own private entrance within an exclusive architectural development of 12 luxury 1 and 2 bedroom residences, nestled on the peaceful outskirts of High Wycombe. Offered with no onward chain this property is an excellent opportunity for first-time buyers or investors (approx 4.63% yield). A new lease of 125 years will be issued by the Freeholder on completion.

Service Charge: approx £141.27 per month

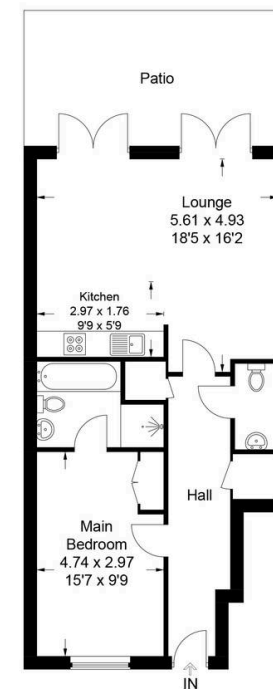
EPC: C

Council Tax: B

Tenure: Leasehold

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description should not be relied on as a statement or representation of fact or that the property, or its services, are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Ashington Page or its clients. Neither Ashington Page (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Ashington Page



01494 680018
info@ashingtonpage.co.uk
www.AshingtonPage.co.uk