



High Street, High Wycombe, Buckinghamshire, HP11 2AG

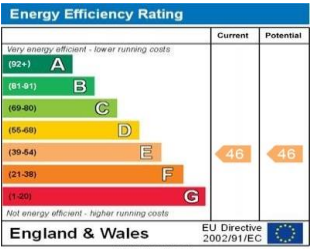
We are delighted to offer for sale this large two-bedroom, two-bathroom split level apartment situated in a character conversion on High Wycombe High Street.

Delightful Town Centre Conversion | Secure Entry Phone System | Communal Entrance Hall Serving Only Two Apartments | Front Door | Entrance Hall | Large Double Aspect Lounge/Dining Room | Modern South Facing Fully Fitted Kitchen Including Appliances | Split Level | Two Double Bedrooms | Two Ensuite Shower Rooms | Large Landing | Electric To Radiator Central Heating System | New Double Glazed Windows Installed in 2024 To Rear Aspect | Character Building | New 125 Year Lease at Zero Ground Rent | Car Park Space Directly Outside The Property Held on A Separate 125 Year Lease at A Rent Of £1200 pa | We Hold Keys | No Upper Chain |

We are delighted to offer for sale this large two-bedroom, two-bathroom split level apartment situated in a character conversion on High Wycombe High Street. This high-quality apartment has a secure entry phone system and a communal hallway serving just two apartments, it is heated by an electric to radiator heating system, has newly fitted double glazed windows to the rear and a modern south facing kitchen with built-in appliances, two modern fitted shower rooms, a good size double aspect lounge/dining room and two double bedrooms. Offered for sale with no upper chain the property is being sold with a new 125-year lease at zero ground rent and comes with a car parking space outside the property which is to be held on a separate 125-year lease. This property must be seen internally to be appreciated. We hold keys.

Price... £225,000

Leasehold



LOCATION

In the heart of the old town, 29 The High Street is one of the fine buildings that can be found in this part of High Wycombe. The train station, with 25-minute London Marylebone trains and a fast service to Birmingham, is just 2-3 minutes' walk. Frequent Heathrow buses operate from the town centre and junction 4 of the M40 is less than a mile. The new Handy Cross Hub is a similar distance and provides extensive national and local coach and bus services. The 50-acre Rye Park is just 5-minute walk and Hughenden Park is reached in 15-minutes on foot.

DIRECTIONS

Number 29 can be found in the High Street, High Wycombe.

ADDITIONAL INFORMATION

Leasehold; 125 Years remaining: We are advised that there is no Ground Rent or Service charge for the property: There is rent for the allocated parking space of £1200.00 per annum increasing by 2% per annum.

Agents Note: Some images have been virtually staged to showcase the potential of the property.

COUNCIL TAX

Band C

EPC RATING

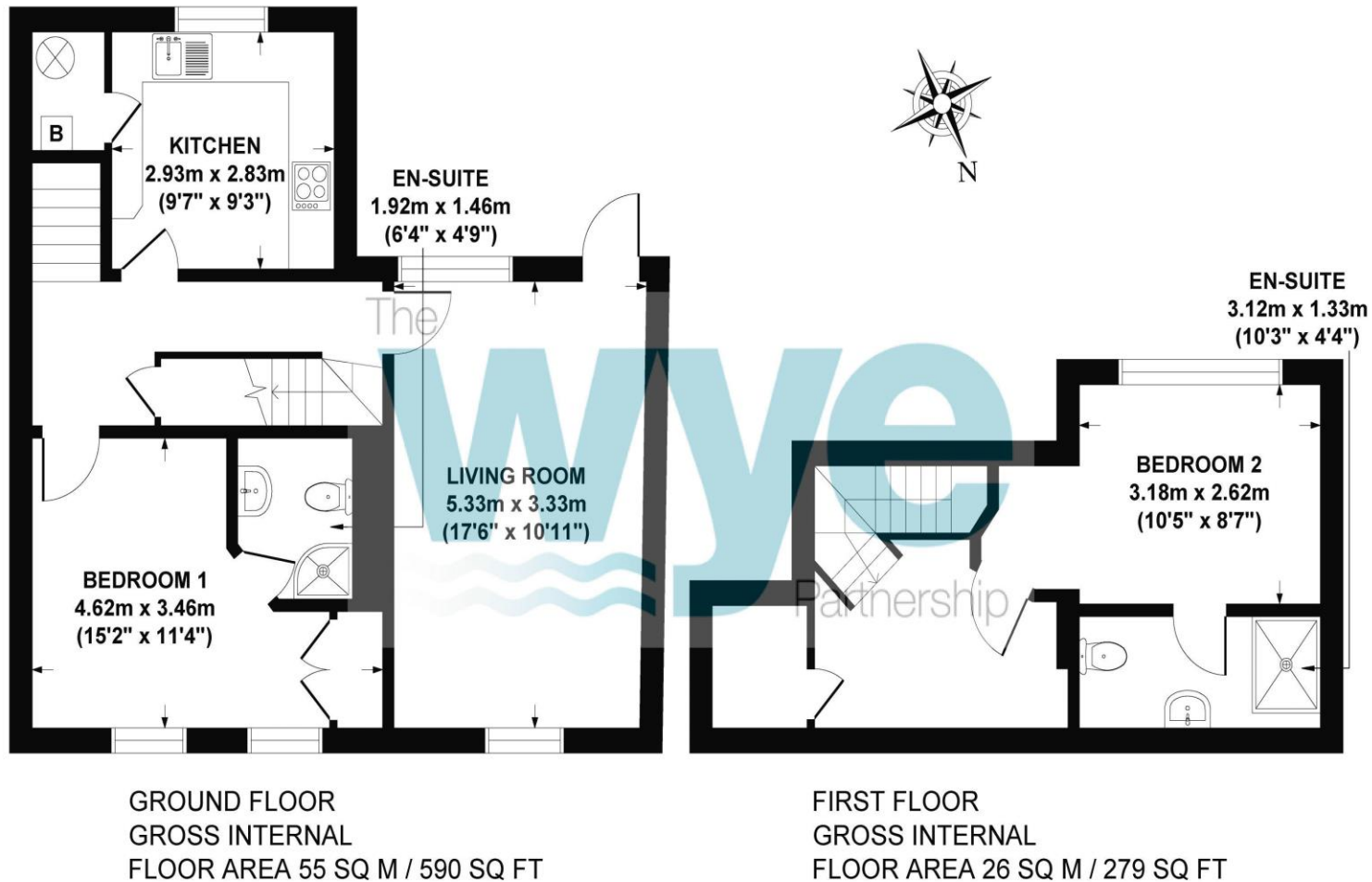
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





FLAT 2, 29 HIGH STREET, HIGH WYCOMBE, HP11 2AG
APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 869 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership