

Connells

Templeside Gardens
High Wycombe

Templeside Gardens
High Wycombe HP12 3FQ

for sale
£200,000







Property Description

This well-presented ground floor apartment, offered with a 106-year lease, is tucked away in a quiet no-through road to the west of the town centre, providing a peaceful yet convenient setting.

The property features a spacious living room with direct access to a covered patio area and beautifully maintained communal gardens—ideal for relaxing or entertaining. The kitchen is fitted with a range of wall and base units, an integrated oven and hob, and offers ample space for a dining table and chairs.

The double bedroom is bright and inviting, enhanced by a bay window and fitted wardrobe for practical storage. A partly tiled bathroom completes the interior, comprising a shower over the bath, WC, and wash basin.

Further benefits include gas central heating with a combi boiler, residents' parking, and attractive communal grounds.

Conveniently located approximately 1.7 miles from the town centre and mainline train station, the property also enjoys easy access to a wide range of local amenities. The nearby Eden Shopping Centre offers an excellent selection of retail and leisure facilities, while the M40 (Junction 4) is just a 10-minute drive away, making this an ideal location for commuters.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor





Total floor area 67.0 m² (721 sq.ft.) approx

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.propertybox.io

Connells

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: C

Council Tax Band: B

Service Charge: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313114

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.