

Connells

Elizabeth Court Spring Gardens Road
High Wycombe

Elizabeth Court Spring Gardens Road
High Wycombe HP13 7AU

for sale
£110,500







Property Description

Situated in a convenient residential location on Spring Gardens Road, this property presents an excellent opportunity for buyers seeking a renovation project with significant potential to add value. Requiring full modernisation throughout, the accommodation offers a blank canvas for refurbishment and reconfiguration, subject to any necessary consents. The property would suit investors, developers, or owner-occupiers looking to create a home tailored to their own tastes and requirements.

Benefitting from well-proportioned living accommodation, there is scope to improve and enhance every aspect of the property, including the kitchen, bathroom, flooring, décor, heating, and electrical systems.

Conveniently located close to a range of local amenities, including shops, supermarkets, schools, leisure facilities, and transport links, the property also offers easy access to High Wycombe town centre and mainline railway station.

Offered for sale as seen, this is a rare opportunity to acquire a property with substantial potential in a sought-after location. Viewing is highly recommended to fully appreciate the possibilities on offer.

Lease Length

The term of the lease is 99 years from 25/12/1985 date, which means there are currently 58 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Living Room / Kitchen

26' 2" max x 9' 3" max (7.98m max x 2.82m max)

Bedroom

14' 9" max x 11' 2" max (4.50m max x 3.40m max)

Bathroom

6' 9" max x 5' 9" max (2.06m max x 1.75m max)

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers 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.









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: E

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313730

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.