





Property Description

Cash Buyers Only - This well-presented one-bedroom house is ideally located to the west of High Wycombe town centre, offering convenience and comfort. The front door opens into a spacious reception room featuring under-stairs storage, leading to a modern kitchen with tiled splashbacks, an integrated oven and hob, and space for white goods.

Upstairs, you'll find a generously sized double bedroom and a partly tiled bathroom complete with shower over bath, WC, and wash basin. The property benefits from allocated parking and access to communal grounds, making it an excellent choice for professionals or couples.

Positioned within easy reach of High Wycombe town centre, the train station, and local amenities, this home combines practicality with a prime location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lease Term

The term of the lease is 99 years from 01/01/1986, which means there are currently 59 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Living Room

14' 3" max x 10' 6" max (4.34m max x 3.20m max)

Kitchen

10' 8" max x 7' max (3.25m max x 2.13m max)

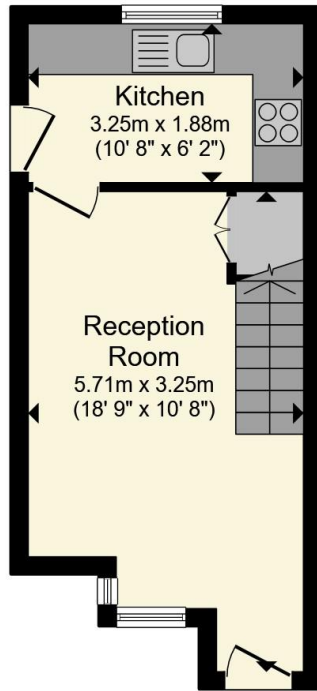
Bedroom

11' 4" max x 10' 7" max (3.45m max x 3.23m max)

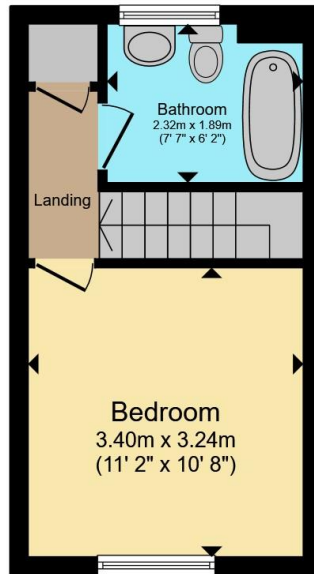
Bathroom

7' 2" max x 7' 5" max (2.18m max x 2.26m max)





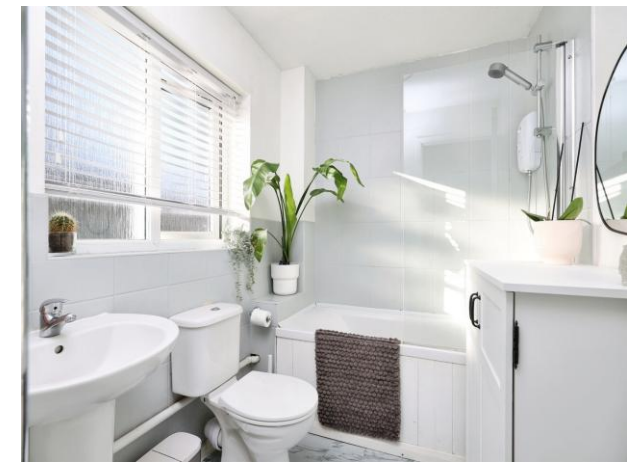
Ground Floor



First Floor

Total floor area 43.1 m² (464 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



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: E Council Tax Band: B

Service Charge: 1570.50

Ground Rent: 493.98

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313450

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. 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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