



Estate Agents
Hurst

68D Whitelands Road, High Wycombe, Buckinghamshire, HP12 3EL
£160,000

68D Whitelands Road, High Wycombe, Buckinghamshire, HP12 3EL

Offered to the market with NO ONWARD CHAIN, this bright and spacious first-floor one-bedroom apartment benefits from a share of freehold and a newly extended 999-year lease (from 11th June 2026), making it an ideal purchase for first-time buyers, downsizers and investors alike.

Conveniently positioned on the popular west side of High Wycombe, Whitelands Road provides easy access to a range of local amenities, while High Wycombe town centre and mainline railway station offer excellent services to London Marylebone. The property is also ideally located for commuters, with Junction 4 of the M40 just a short drive away.

The well-presented accommodation comprises an entrance hall (with spacious storage cupboard), a generous lounge/dining room, a contemporary fitted kitchen, a double bedroom with fitted wardrobes, and a modern bathroom. Externally, the property benefits from; allocated off-street parking to the rear, well-maintained communal garden, CCTV, low ongoing running costs, share of freehold, and the security of a newly extended 999-year lease. The property would be expected to achieve a rental income in the region of £975 - £1,000 PCM.

Leasehold Information:

- Share of Freehold
- Newly Extended 999-Year Lease (from 11th June 2026)
- Service Charge: £900 per annum
- Ground Rent: £200 per annum
- Council Tax Band: B



SHARE OF FREEHOLD
NEWLY EXTENDED 999 YEAR LEASE
FIRST FLOOR APARTMENT
GOOD CONDITION THROUGHOUT
OFF STREET ALLOCATED PARKING TO THE REAR
NO ONWARD CHAIN
IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
CLOSE TO JUNCTION 4 OF M40
COUNCIL TAX BAND: B
EPC RATING: D

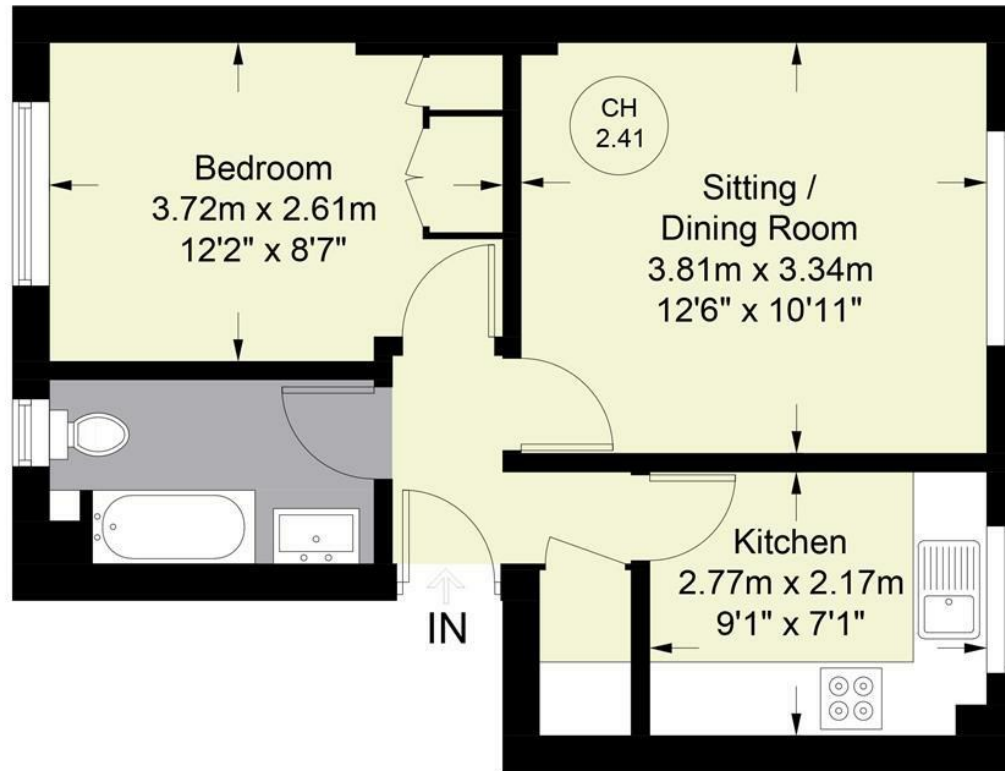


Whitelands Road

Approximate Gross Internal Area = 406 sq ft / 37.7 sq m



CH
2.41 = Ceiling Height



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents
Hurst

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk