

Connells

Whitelands Road
High Wycombe

Whitelands Road
High Wycombe HP12 3EL

for sale offers in the region of
£210,000







Property Description

This well-presented ground floor apartment offers spacious and practical accommodation, making it an ideal first-time purchase, investment opportunity or downsize home. The property comprises a welcoming entrance hall leading to a bright and generous reception room, enhanced by an attractive bay window that provides plenty of natural light. The separate kitchen offers a range of storage and workspace, while there are two good-sized bedrooms providing comfortable living accommodation. The bathroom is partly tiled and fitted with a bath, WC and wash hand basin.

Further benefits include an allocated parking space and approximately 87 years remaining on the lease.

Conveniently situated on Whitelands Road, the property enjoys easy access to local shops, supermarkets, schools and everyday amenities, as well as excellent transport links to High Wycombe town centre, train station and the M40 motorway, making it an excellent choice for commuters and families alike.

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.











Total floor area 50.1 m² (540 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: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC312724

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Nov 2014. 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.