



Flat 3

99 Chapel Lane, High Wycombe

- Completely Refurbished First Floor Studio Apartment
- Modern Fitted Kitchen
- Sitting Room/Bedroom With Built In Cupboards
- Large Communal Gardens and Off Street Parking at Rear
- Ideal Investment/First Purchase. Vacant Possession – Viewing Recommended

The property is situated on the western outskirts of the town, just a short walk from the stunning West Wycombe Estate and National Trust park and woodland yet only a 10 minute drive in to the town centre which provides a wide variety of shopping, hospitality and entertainment venues as well as a mainline rail link to London and the North. There is a local convenience store in the immediate vicinity with further shopping options at Handy Cross including access to the M40 which is also just a 5-10 minute drive from the property.

Council Tax band: A

Tenure: Leasehold; 122 Years remaining; Service Charge; £440.00 Per annum; Ground Rent; £200.00 Per annum

EPC Energy Efficiency Rating: D



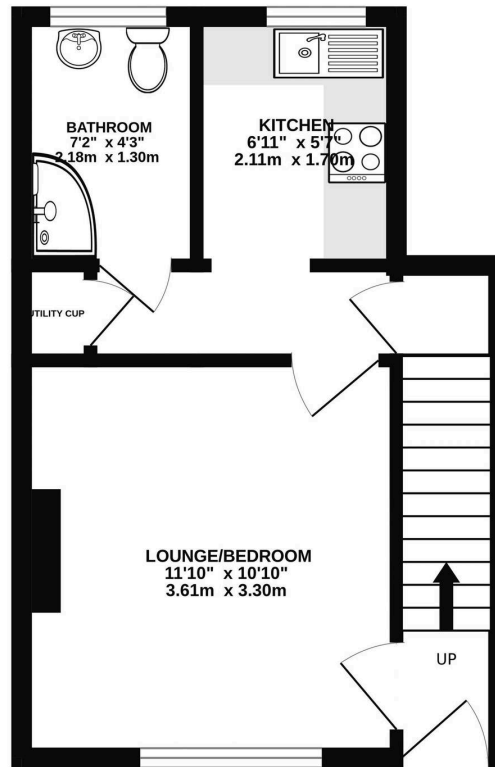
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A completely refurbished and immaculately presented first floor studio apartment situated in a popular location on the west side of High Wycombe. The property benefits from a modern refitted kitchen and shower room, new solid oak internal doors, replacement double glazing, new flooring, good size communal gardens and off street parking to the rear. The apartment has a 125 year lease from September 2021 with low annual charges. Offered with vacant possession, an ideal purchase for a first time buyer or investment purchase.



FLAT 3 99 CHAPEL LANE
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 291 sq.ft. (27.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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