NELSON CLOSE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7NY

Guide Price

£205,000

FEATURES

- Two-bedroom ground floor flat
- Close to London Road Retail Park
- Additional visitor parking
- Easy access to High Wycombe town centre and railway station
- Separate lounge and dining area
- Residents' parking
- Approximately 117 years remaining on the lease
- Communal gardens
- Ideal first-time purchase or investment opportunity
- Separate fitted kitchen

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2 Bedroom Flat located in High Wycombe

The property offers well-proportioned accommodation comprising a separate lounge, dining area, fitted kitchen, two bedrooms and a bathroom. The separate living and dining spaces provide a practical layout, while the ground floor position offers convenient access.

The property further benefits from residents' parking, additional visitor parking and communal gardens, providing useful outdoor space and convenient parking for residents and their guests.

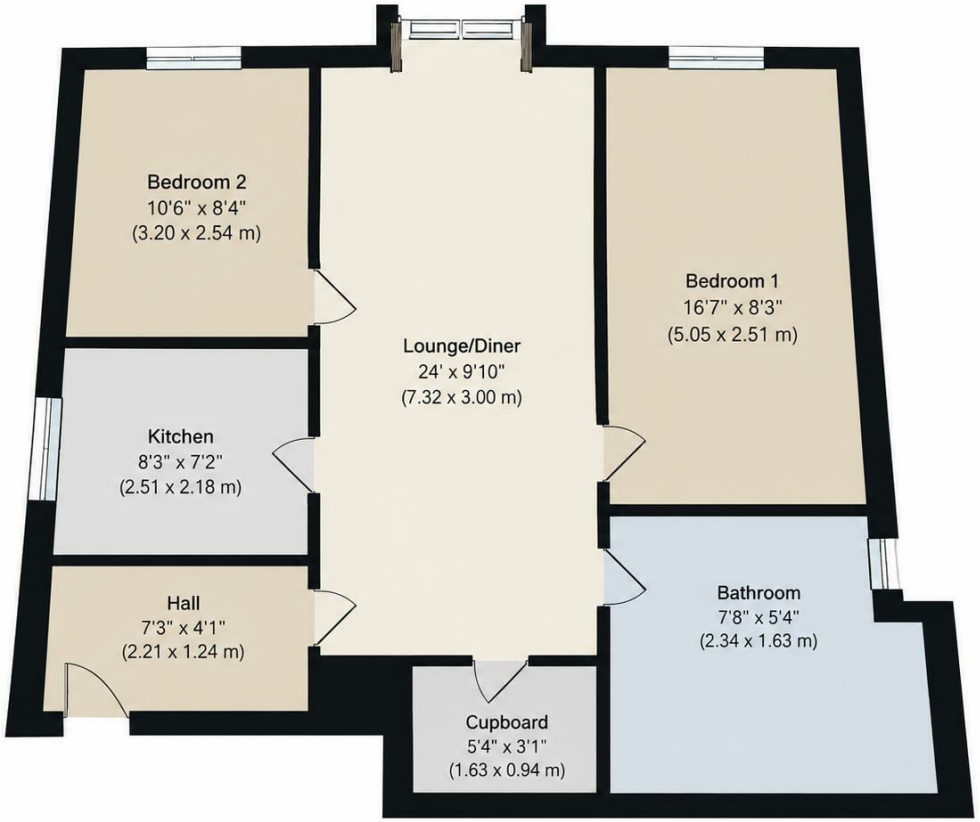
Located just off the London Road, the property is well positioned for a range of local amenities and everyday conveniences. London Road Retail Park is within easy reach, offering a variety of shops and services, while nearby supermarkets and local amenities provide further convenience.

High Wycombe town centre is also easily accessible, offering a wider selection of shops, restaurants, leisure facilities and amenities. For commuters, High Wycombe railway station provides regular services towards London Marylebone, making the location well suited to those travelling into London or surrounding areas.

The property is leasehold with a 125-year lease commencing in 2018, leaving approximately 117 years remaining. The ground rent is £200 per annum, with a service charge of £871 every six months (£1,742 per annum).

With its convenient location, two-bedroom accommodation, parking and communal gardens, this property would make an appealing purchase for first-time buyers, downsizers or investors.

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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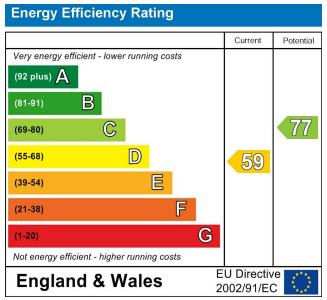

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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