

Flat 4, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AA

Asking Price £285,000 *Leasehold*

A well-presented three-bedroom maisonette arranged over two floors, offering a spacious reception room, separate kitchen, allocated parking, gas central heating, and a long lease – all within easy reach of High Wycombe town centre and excellent transport links.

- Spacious Three-Bedroom Maisonette
- Split over two floors
- Bright reception room
- Separate fitted kitchen
- Modern bathroom facilities
- Gas central heating
- Allocated parking space
- Long lease remaining
- Convenient for the town centre & station
- Excellent transport links (M40 & London trains)
- EPC: D







This property presents an excellent opportunity to acquire a well-proportioned three-bedroom maisonette with generous living space arranged across two levels.

It benefits from a bright and airy reception room, a separate fitted kitchen, and three bedrooms offering flexibility for families, professionals, or those working from home. With gas central heating throughout, the maisonette ensures year-round comfort.

Externally, the property includes an allocated parking space, providing added convenience in this sought-after location. A long lease further enhances its appeal, making it an ideal purchase for first-time buyers, young families, or investors alike.

Located on West Wycombe Road, the maisonette enjoys easy access to High Wycombe's vibrant town centre, mainline train station (with fast services to London), well-regarded local schools and amenities, as well as quick access to the M40 for commuters.

Leasehold Notes

There are 159 Years remaining on the lease. The annual charge ground rent is £50.00 and the service charge is £0.00 per annum. The property offers a potential rental income of £1200.00 PCM. Council Tax band B. EPC band D.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

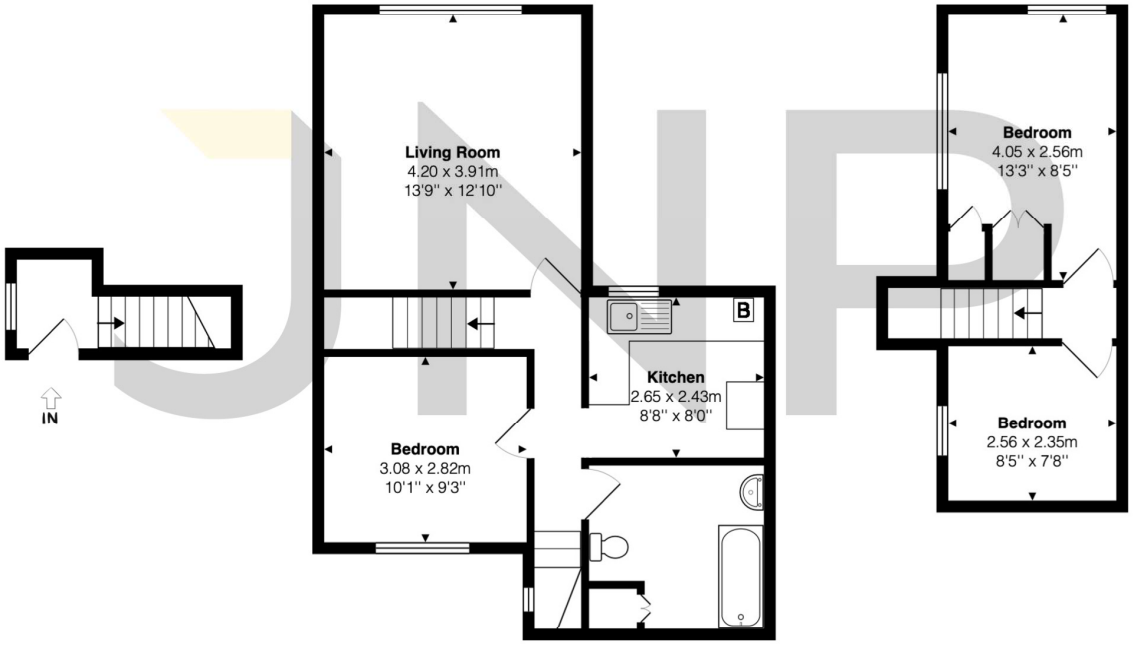
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.











The approximate total area for the elements of the property represented on the floorplan is 753 SqM (70 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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