

The logo consists of the letters 'JNP' in a bold, black, sans-serif font, set against a solid yellow rectangular background.

4 Springwater Mill, Bassetsbury Lane, HP11 1SF

Asking Price £290,000 *Leasehold*

Immaculately presented two-bedroom first floor apartment, tucked away in a quiet cul-de-sac and offered with no onward chain.

- Two-Bedroom First Floor Apartment
- Immaculate Condition Throughout
- Spacious Open-Plan Lounge/Diner
- Modern Fitted Kitchen
- Well-Proportioned Bedrooms
- Contemporary Family Bathroom
- Useful Loft Space With Potential To Convert (STPP)
- Gated Underground Parking for two cars
- Communal Residents Gym
- Quiet Cul-De-Sac Location & No Onward Chain
- Access to communal gardens
- EPC: To Be Confirmed



Located within the desirable Springwater Mill development on Bassetsbury Lane, this beautifully presented two-bedroom first floor apartment offers stylish and well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or investors.

The property is presented in immaculate condition throughout and enjoys a practical layout comprising an inviting open-plan lounge/diner, providing an excellent space for both relaxing and entertaining, alongside a modern fitted kitchen.

There are two well-proportioned bedrooms, complemented by a contemporary family bathroom.

A particularly useful feature is the loft space, which offers excellent additional storage and could potentially be converted to provide further accommodation, subject to the necessary planning permissions and consents.

Further benefits include secure gated underground parking for two cars, access to a communal gym, access to the communal gardens and the property's peaceful position within a quiet cul-de-sac setting.

Being offered with no onward chain, this is a fantastic opportunity to acquire a well-maintained apartment in a popular High Wycombe location.

Tenure: Leasehold

There are 92 Years remaining on the lease. The annual charge ground rent is £475.00, and the service charge is £1,200 per annum. Council Tax band D. EPC band to be confirmed.

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.

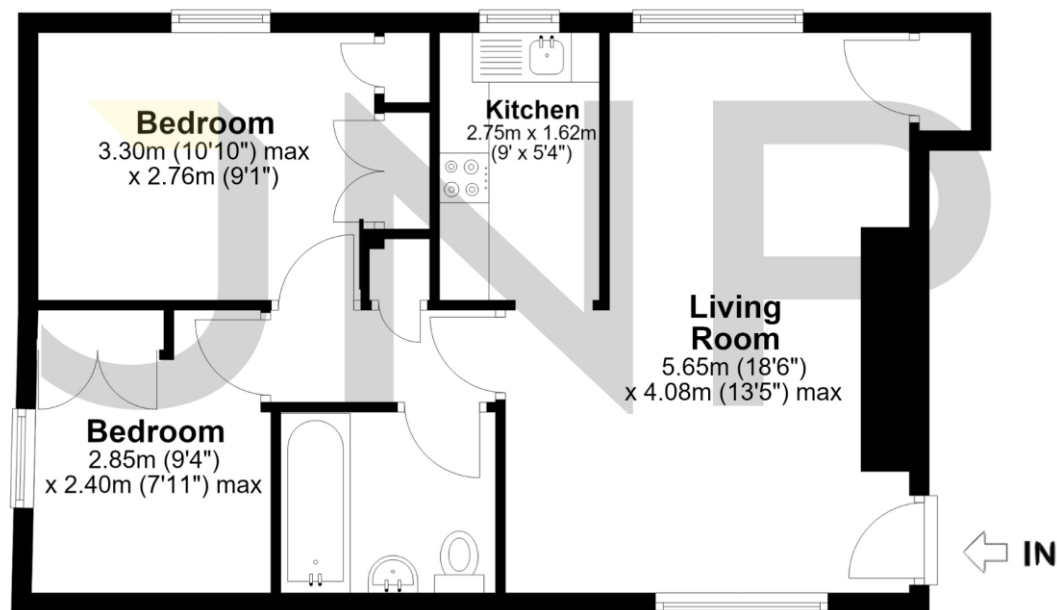
AML Disclaimer

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





JNP



The approximate total area for the elements of the property represented on the floorplan is 60 SqM (644 Sq.Ft)

Springwater Mill, High Wycombe, Buckinghamshire, HP11 1SF

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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