

5 Elizabeth Place, West Wycombe Road, HP12 4AE

Asking Price £190,000 *Share of Freehold*

Located on the west side of High Wycombe, this well-presented top-floor apartment is offered to the market with no onward chain and benefits from a share of the freehold.

- No Onward Chain
- Share Of Freehold
- Allocated Parking
- First Floor Apartment
- Built In 2014
- Open Plan Kitchen/Diner
- Modern Bathroom
- Balcony
- Great Location
- EPC: D







Located on the west side of High Wycombe, this well-presented top-floor apartment is offered to the market with no onward chain and benefits from a share of the freehold.

The property comprises a private entrance hallway with useful storage cupboard, leading into a bright and spacious open-plan living, kitchen and dining area. The living space features French doors opening onto a private balcony, creating an ideal spot to enjoy some fresh air or relax outdoors. There is also a generous double bedroom with built-in wardrobe and a modern fitted bathroom suite.

Further benefits include an allocated parking space and the convenience of being situated on the top floor.

The property is conveniently positioned for West Wycombe village, with its local amenities, countryside walks and charming village setting. Local bus routes provide easy access to surrounding areas, while High Wycombe town centre is also within easy reach, offering the Eden Shopping Centre, a wide range of shops, restaurants and leisure facilities, as well as the mainline railway station providing direct services to London Marylebone. The M40 motorway is also readily accessible.

An internal viewing is highly recommended to fully appreciate the accommodation and convenient location this excellent apartment has to offer.

Directions:
Leave the town on the A40 West Wycombe Road passing the BP garage on the left and continue through the traffic lights that lead up to Downley. Follow the A40 West Wycombe Road until reaching Copperfield's on the left and turn in where the property can be found immediately on the right hand side.

Tenure: Share Of Freehold
There are 112 Years remaining on the lease. The annual charge ground rent is £0.00, and the service charge is £.1,209 per annum. 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.

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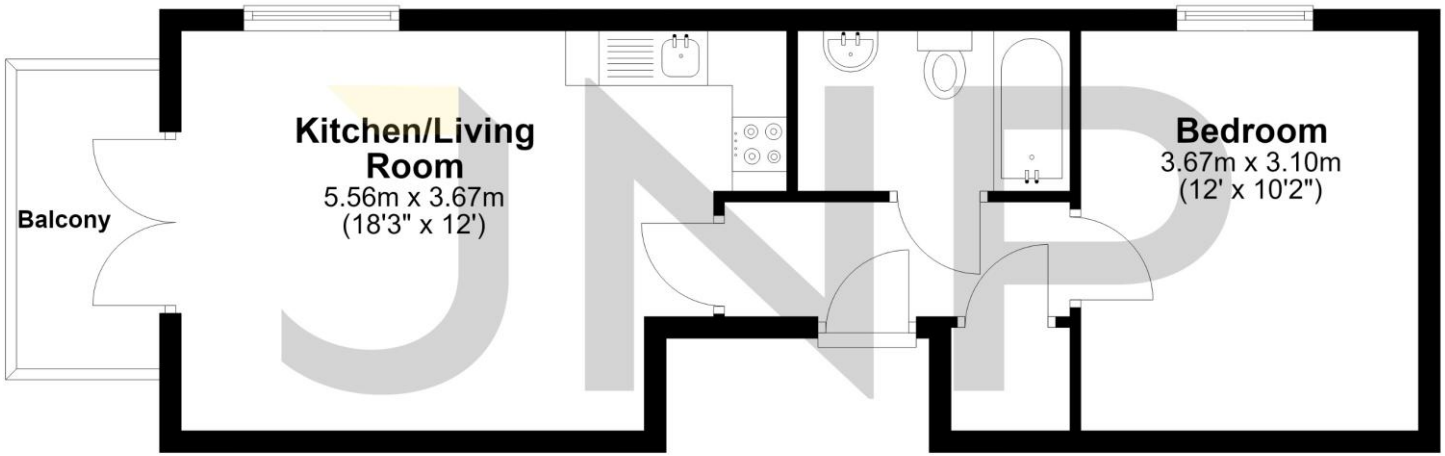
Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the 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.







The approximate total area for the elements of the property represented on the floorplan is 39 SqM (417 Sq.Ft)

Elizabeth Place, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AE

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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