

Asking Price £235,000 | Leasehold

Wycombe Lane, Wooburn Green, High Wycombe, HP10 0HD







Key Features & Description

- Charming village location
- Private garden
- Large double bedroom
- Spacious reception room
- Modern bathroom
- Long lease advantage
- Close to local amenities
- Short drive to M40
- Nearby parks and green spaces
- Peaceful retreat atmosphere
- Parking
- EPC Rating C | Council Tax Band B
- Service Charge £1296 PA | Ground rent £250 PA
- Remaining Lease 112 years

Welcome to this charming Maisonette, an ideal choice for first-time buyers or savvy investors. It's a delightfully cosy property, nestled in a quaint village location, whilst offering easy access to the M40. This apartment is in good condition throughout, all set to welcome its new owners.

The property hosts a lovely ground floor layout, featuring a separate living room and kitchen, a modern bathroom, and one large double bedroom that promises a peaceful retreat after a long day.

Stepping outside, you'll find your very own private garden. It's the perfect place to soak up the sun on summer days or enjoy a warm cuppa on crisp mornings. The property comes with the advantage of a long lease, giving you peace of mind for the future.

Surrounding the property are plenty of local amenities to cater to your everyday needs. Plus, the nearby parks and green spaces offer a breath of fresh air and a chance to enjoy nature within a stone's throw of your home.

In short, this property strikes the perfect balance between tranquil village living and the convenience of modern amenities. Don't miss out on this opportunity to invest in a property that promises not just a house, but a home filled with potential. Come and see for yourself. You won't be disappointed!









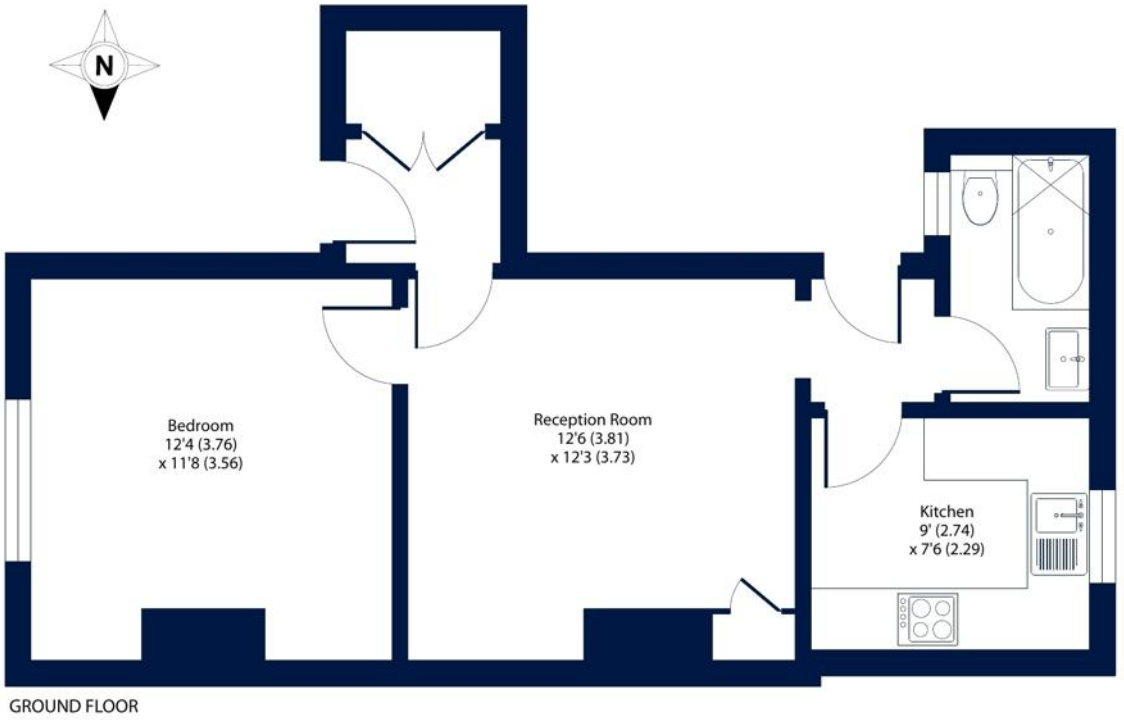




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Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Romans. REF: 1208289

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Romans.

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