Flat 2, Hughenden View, High Wycombe, HP13 6FU

Asking Price £200,000 *Leasehold*

Chain-free living within walking distance of High Wycombe station! This two-bedroom ground-floor apartment offers an en-suite, allocated parking and a long lease.

- Ground-Floor Apartment
- Offered With No Onwards Chain
- Long Lease
- Walking Distance To High Wycombe Station
- Allocated Parking
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Main Bedroom With En-Suite
- Built-In Wardrobes To Main Bedroom
- Separate Bathroom
- Allocated Parking
- EPC: C

Chain-free living within walking distance of High Wycombe station! This two-bedroom ground-floor apartment offers an en-suite, allocated parking and a long lease.

Offered with no onwards chain and a long lease, this two-bedroom ground-floor apartment enjoys a convenient location within walking distance of High Wycombe train station. With allocated parking and two bathrooms, it is an appealing choice for first-time buyers, commuters and investors alike.

The accommodation comprises a lounge/diner providing space to relax and entertain, alongside a separate kitchen. The main bedroom benefits from built-in wardrobes and its own en-suite shower room, while the second bedroom offers flexibility for guests or working from home. A separate bathroom completes the accommodation.

Combining ground-floor convenience with parking and access to the station, this apartment presents an excellent opportunity for buyers seeking a well-connected home with the benefit of a chain-free purchase.

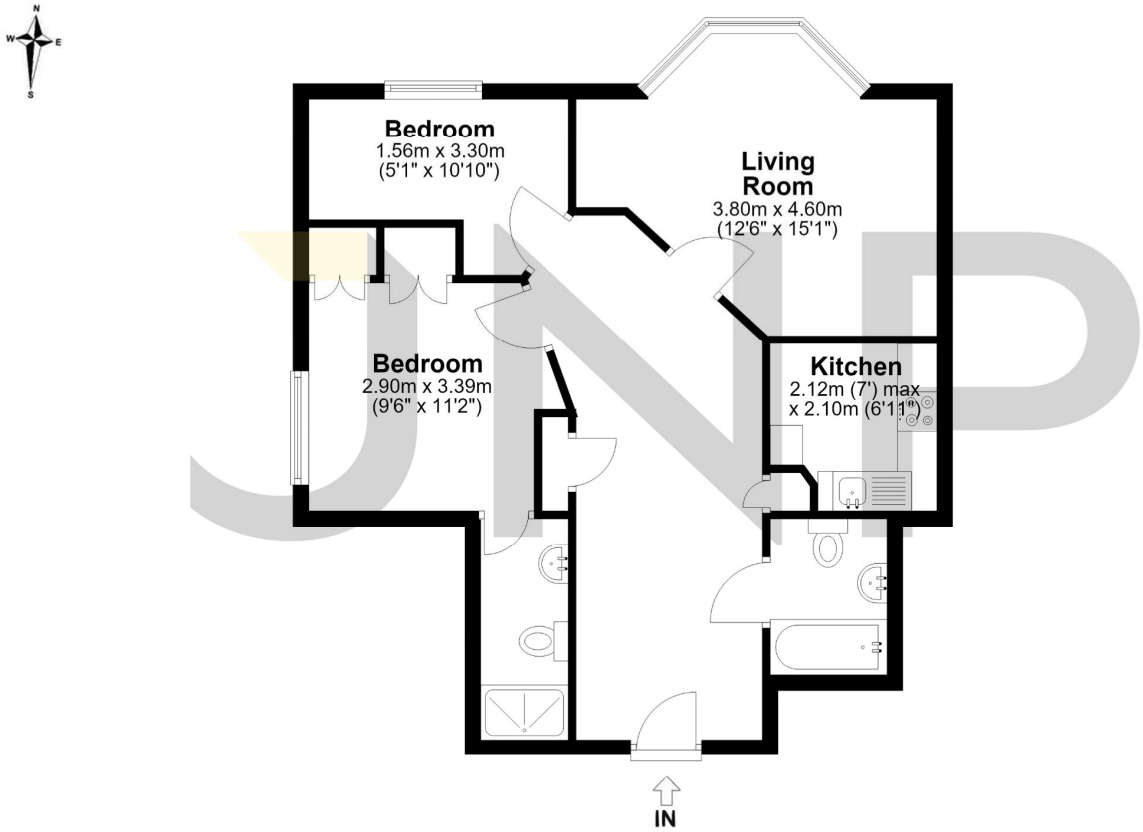
Tenure: Leasehold
There are 973 Years remaining on the lease. The annual charge ground rent is £514.00, and the service charge is £2,590 per annum. Council Tax band C. EPC band C.

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.



The approximate total area for the elements of the property represented on the floorplan is 55 SqM (590 Sq.Ft)

Hughenden View, Shrubbery Close, High Wycombe, Buckinghamshire, HP13 6FU

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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