

3 Regency Court, High Wycombe, HP12 3AG

Guide Price £240,000 *Leasehold*

# Enjoy beautiful park views from this stylish modern apartment, featuring allocated parking and a superb 236-year lease.

- GUIDE PRICE - £240,000 - £250,000
- Lovely Views From a Private Balcony
- Remainder Of 250 Years Lease
- First-Floor Apartment
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Family Bathroom & En-Suite To Main Bedroom
- Off-Street, Allocated Parking
- Popular Development
- Schools Close By
- EPC: B







Enjoying views over the River Wye and Desborough Playing Fields, this beautifully presented two-bedroom first-floor apartment combines modern living with an appealing outlook, a balcony and allocated parking. An entrance hall leads to a spacious open-plan kitchen/living room, with access to the balcony providing a lovely spot to relax and enjoy the views. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room, while a second double bedroom is complemented by a modern family bathroom. With a lease of over 230 years remaining and allocated residents' parking, the apartment offers an attractive opportunity for first-time buyers, downsizers and investors alike.

Situated on the west side of High Wycombe, the development is conveniently positioned for access to Junction 4 of the M40 and the town centre. Here, a wide range of shops, restaurants and leisure facilities can be found, alongside a theatre, library and mainline railway station with services to London Marylebone.

Viewing is highly recommended to appreciate the accommodation and outlook on offer.

Directions

Leave town in a westerly direction on the A40 West Wycombe Road and take the left turning into Desborough Park Road. Turn right into Grafton Street, continue along and take the right turning into Bartlett Crescent where the property can be found straight ahead.

Tenure: Leasehold

There are 236 Years and 2 months remaining on the lease. The annual charge ground rent is £200.00, and the service charge is £2,280 per annum. Council Tax band C. EPC band B.

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.



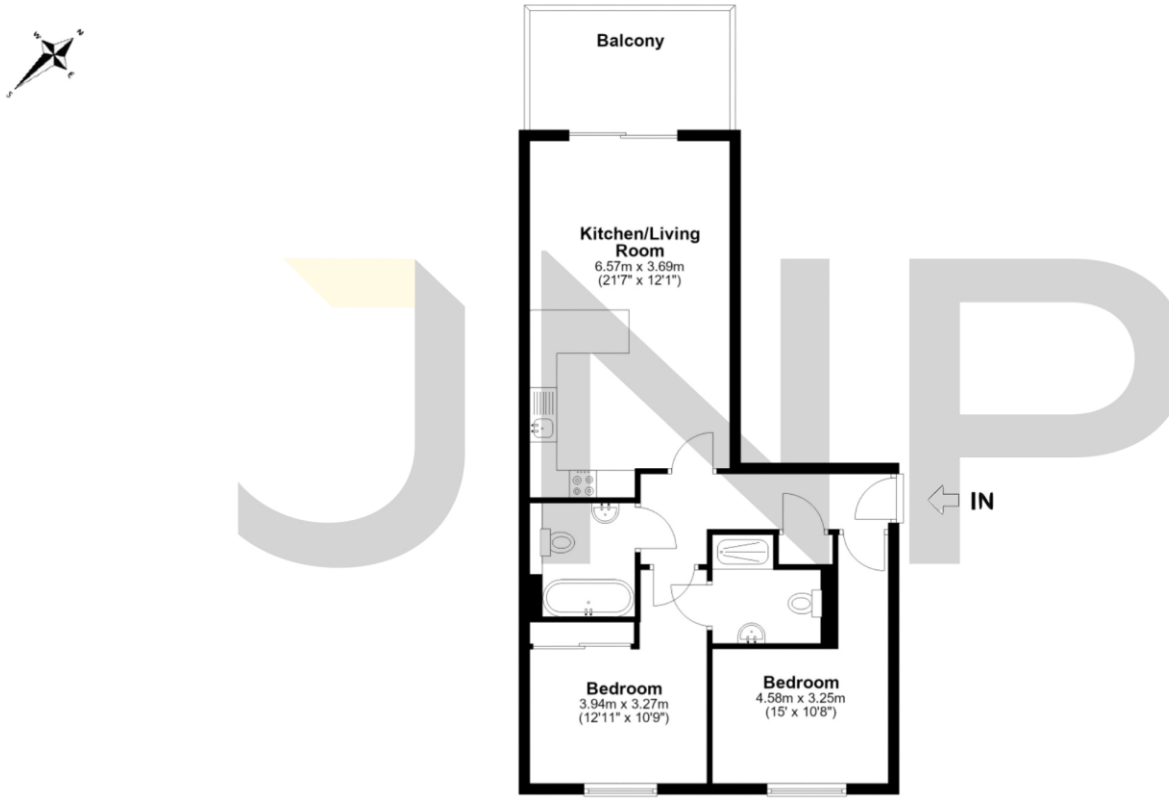













**The approximate total area for the elements of the property represented on the floorplan is 60 SqM (649 Sq.Ft)**

**Regency Court, High Wycombe, Buckinghamshire, HP12 3AG**

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.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ

@JNPestateagents @jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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 JNP.