

LEASEHOLD



142 THE PASTURES, HIGH WYCOMBE, HP13

**Rye
View**
HOMES

142 THE PASTURES, HIGH WYCOMBE, HP13

Maisonette



Guide Price

£170,000

RyeView Homes are delighted to present to the sales market this immaculately presented one bedroom top floor maisonette located in the popular area of Downley. This delightful maisonette offers a perfect blend of comfort and convenience. Spanning approximately 700 square feet, the property is an ideal choice for first-time buyers or those seeking a lucrative buy-to-let investment.

FEATURES

- One-Bedroom
- Fitted Kitchen
- Good Sized Reception Room
- Excellent Location
- On-Street Parking
- Top Floor Maisonette
- Modern Bathroom
- Gas Central Heating
- Communal Gardens
- Ideal First Time Purchase or Buy-To-Let Investment

The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is generously sized, ensuring a peaceful retreat at the end of the day. The property also features a modern bathroom, fully fitted kitchen, UPVC Double Glazing, on street parking and gas central heating.

Reception Room

This good-sized reception room features a carpeted floor, a double-glazed window for ample natural light, and a radiator. A door provides convenient access to the kitchen.

Kitchen

A fully fitted kitchen featuring tiled flooring and splashback tiling. It is equipped with a range of modern eye level and base units and appliances.

Bathroom

A fully tiled bathroom, comprising a three-piece suite with a panel-enclosed bath.

Double Bedroom

A good-sized double bedroom complete with comfortable carpeted flooring, a double-glazed window, and an integrated wardrobe for ample storage.

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 87 years

Service Charge

Advised by vendor - £1,049.88 per annum

Ground Rent

Advised by vendor - £10 per annum

Council Tax Band

B

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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