

LEASEHOLD



23 QUEENS ACRE QUEENS ROAD, HIGH WYCOMBE, HP13 6AL

Price Guide

£249,950

FEATURES

- First Floor Flat
- Modern Bathroom
- Open Plan Kitchen
- Two Parking Spaces
- Two Bedrooms
- Spacious Living Room
- Balcony
- Communal Garden



Two Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this well-presented two-bedroom flat, ideally situated in a prime location with easy access to local amenities, transport links, and nearby parks offering excellent leisure opportunities.

The accommodation comprises an entrance hall, spacious open-plan kitchen, lounge/dining room with access to a private balcony, two bedrooms, and a modern family bathroom. The property further benefits from parking for two cars and well-maintained communal areas.

The accommodation in further detail comprises:

Entrance Hall

Access to all rooms, storage cupboard, radiator

Lounge / Dining Room

11'81" x 11'81" (3.35m x 3.35m)

Spacious and bright, carpet flooring, radiators, doors leading to balcony

Open Plan Kitchen

8'34" x 6'61" (2.54m x 1.82m)

Modern fitted units, tiled splashbacks, provision for appliances

Bedroom One

11'59" x 11'39" (3.35m x 3.35m)

Double bedroom, carpet flooring, radiator

Bedroom Two

9'37" x 12'58" (2.74m x 3.83m)

Carpet flooring, radiator

Bathroom

6'65" x 7'90" (1.82m x 2.13m)

Modern suite, tiled, spotlights, radiator

Outside:

Private balcony

Allocated parking for two cars

Nearby parks and green spaces

Tenure

Advised by vendor – Leasehold

Lease

Advised by vendor - 98 years

Service Charge

Advised by vendor - £1200.00 (approx) per annum

Ground Rent

Advised by vendor - No Ground Rent

Council Tax Band

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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.



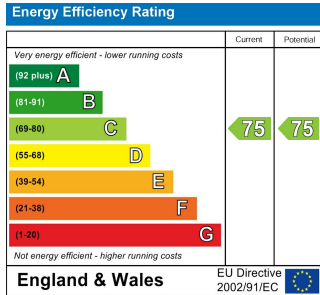
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

