

LEASEHOLD



# PRIORY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6SH

Guide Price

£195,000

## FEATURES

- One Bedroom
- Kitchen/Diner
- Double Glazed Throughout
- Close to High Wycombe Train Station
- Ideal Buy to Let Investment
- Top Floor Flat
- Communal Rear Garden
- Town Centre Location
- Ideal First Time Purchase
- No Onward Chain



# 1 Bedroom Flat located in High Wycombe

RyeView Homes are delighted to present to the sales market this charming and well-presented one-bedroom top-floor Victorian maisonette, situated in a secluded position close to High Wycombe town centre.

Situated in a secluded position close to the town centre, this charming converted Victorian top-floor one-bedroom maisonette offers excellent access to local amenities. The property is within walking distance of High Wycombe train station, providing direct services to London Marylebone via the Chiltern Line, and is conveniently located just a short drive from Junctions 3 and 4 of the M40.

Offered to the market with no onward chain, this attractive property would make an ideal first-time purchase or a strong buy-to-let investment, with an estimated rental income of approximately £1,100 per calendar month.

The accommodation comprises an entrance hall, a bright and spacious lounge/dining room, a fitted kitchen, a generous double bedroom, and a bathroom. Further benefits include double glazing, gas central heating, residents' permit parking, and access to well-maintained communal gardens to the rear.

Perfectly suited to commuters and those looking to step onto the property ladder, this delightful home combines character, convenience, and practicality. Early viewing is highly recommended.

Leasehold Information

Service Charge: Approximately £130 per month

Ground Rent: £200 per annum

Lease Term: Approximately 151 years remaining

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.



RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE

Call us on

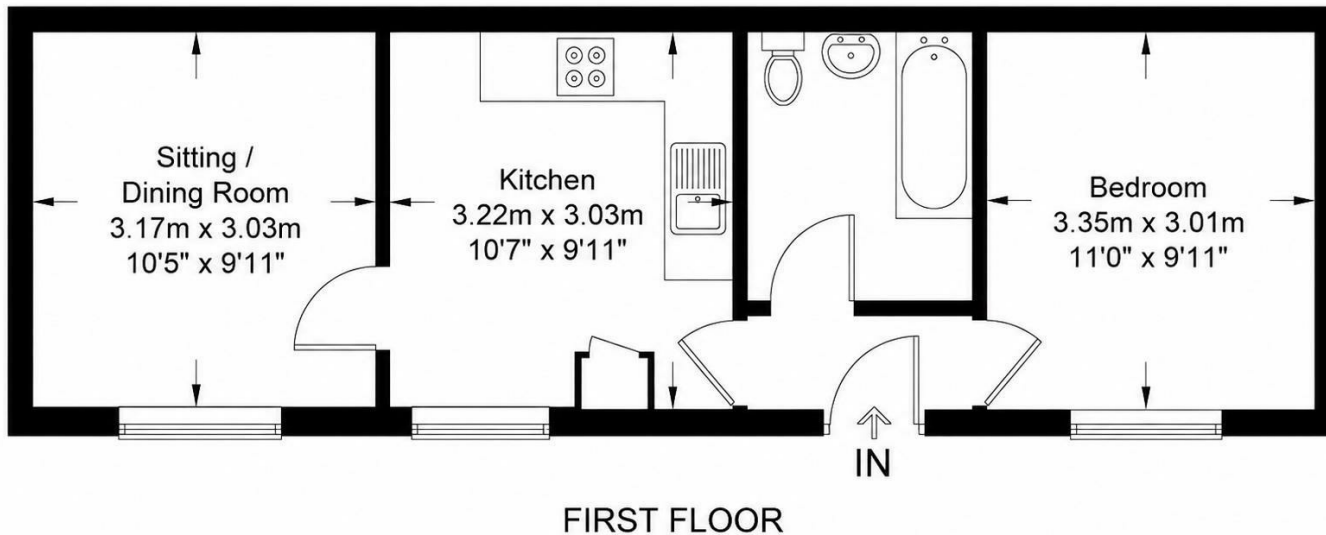
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## Priory Avenue

Approximate Gross Internal Area  
Total = 37.5 sq m / 404 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

**Rye  
View**  
H O M E S