



exceptional service as standard.

01494 939868

hello@kingshills.co.uk

kingshills.co.uk



Asking Price Of | £210,000

Property Description

Offered to the market with vacant possession and no upward chain is this well-presented, recently redecorated two-bedroom apartment. Located in the very popular Princes Gate development, just a short walk from High Wycombe town centre with its mainline train station, serving London and Birmingham and the Eden Shopping Centre with an array of upscale retail outlets and restaurants.

This very quiet apartment has been extremely well maintained and has recently passed an electrical installation condition test. A new 18th Edition consumer unit has also been installed.

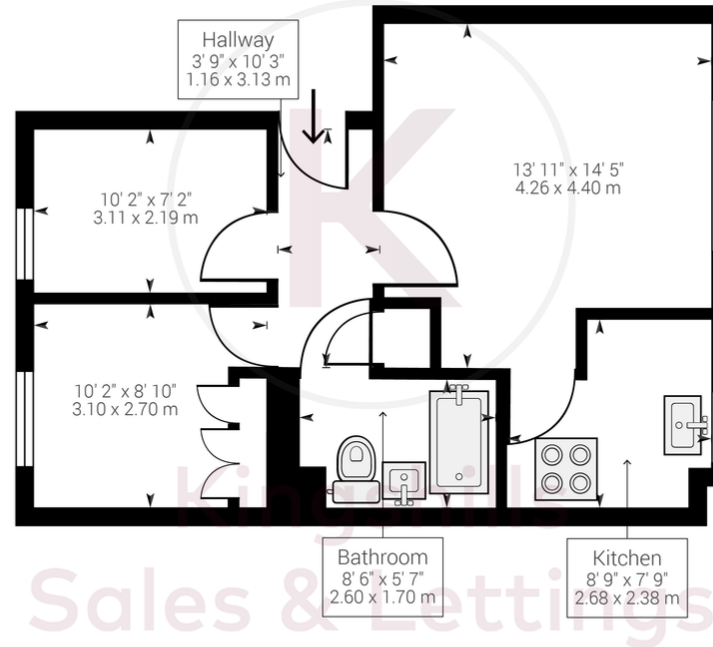
The accommodation comprises; a large living area with views over the park, a well-presented kitchen with a fitted electric oven and hob, washer/dryer and integrated fridge freezer, two bedrooms, one of which has a 3 door fitted wardrobe and there is a bright modern bathroom with a new floor. Externally, the property has allocated parking for one car and well-kept communal gardens.

There is strong rental demand in Wycombe so this property will work perfectly for an investor or a first-time buyer. The apartment is offered to the market with immediate vacant possession. The lease has 106 years remaining and the service charge is lower than average - currently £822 per year. An internal viewing is strongly recommended.

TENURE Leasehold

COUNCIL TAX Band C

EPC RATING B



Approximate net internal area: 506.15 ft² / 47.02 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Aston Court
Kingsmead Business Park
High Wycombe
Buckinghamshire
HP11 1JU

01494 939868
hello@kingshills.co.uk
kingshills.co.uk

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