

**Rye  
View**  
HOMES





## Margarets Court

High Wycombe, Buckinghamshire  
HP13 7AT

**Leasehold**  
**Guide Price £175,000**

- One Bedroom
- Top Floor Flat
- Open-Plan Living Room / Kitchen
- Residents Parking
- Loft Space

- Ideal First Time Purchase
- Ideal Buy to Let Investment
- No Onward Chain

RyeView Homes are pleased to present this one bedroom top floor flat, situated to the East of High Wycombe town centre.

The property comprises in brief; communal entrance, entrance hall, open-plan living room/ kitchen, double bedroom and bathroom. Further benefits include residents parking and loft space.

Ideal buy to let investment or first time purchase. No onward chain.

The accommodation in further detail comprises (all measurements being approximate only):

### **Entrance Hall**

Doors to living room/ kitchen, bedroom and bathroom, access to loft space.

### **Living Room/ Kitchen**

*17'7" x 11'11" (5.35m x 3.62m)*

Open-plan living room/ kitchen with double-glazed windows to front and side aspect, heater, carpeted flooring in living area, vinyl flooring in kitchen.

### **Bedroom**

*10'1" x 9'5" (3.07m x 2.86m)*

Double bedroom with double-glazed window to front aspect, built-in wardrobe, carpeted flooring.

### **Bathroom**

Fitted with shower cubicle, WC and wash hand basin, vinyl flooring.

### **Loft**

*17'7" x 5'3" (5.36m x 1.60m)*

A useful space providing ample storage.

### **Parking**

The property benefits from one allocated parking space.

### **Tenure**

Advised by vendor - Leasehold

### **Lease**

Advised by vendor - 990 years

### **Service Charge**

Advised by vendor - £1,863.00 per annum

### **Ground Rent**

Advised by vendor - Nil

### **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.

# Pinions Road, High Wycombe, Buckinghamshire, HP13 7AT

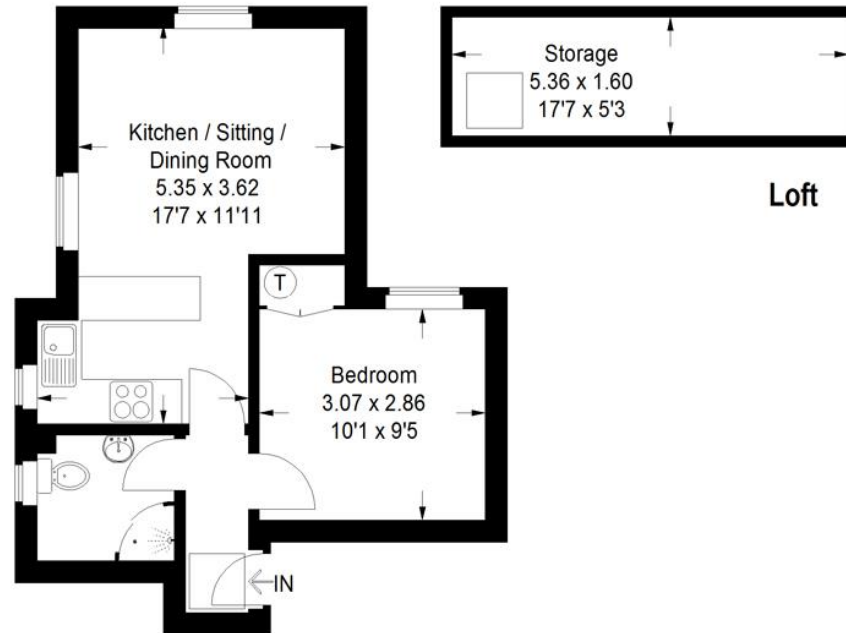
## Margaret Court High Wycombe

Approximate Gross Internal Area

33.2 sq m / 357 sq ft

Loft = 8.6 sq m / 92 sq ft

Total = 41.8 sq m / 449 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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NOTE: These particulars are intended only as guide to prospective Purchasers 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 Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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