



Flat 12 Baines House Abbey Barn Road, High Wycombe, Buckinghamshire, HP11 1RJ
£165,000

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A well presented, first floor studio apartment that is situated to the popular East side of town, close to junction 3 of the M40, making it perfect for those looking to commute, Wycombe train station is also within easy reach providing a direct line service into London Marylebone. The property has been well cared for by its current owner and provides a spacious L-shaped studio room that lends itself to defined bedroom and reception space which would be ideal for a first time buyer or a potential buy to let investment with a rough rental figure of circa £900 PCM. The accommodation comprises; entrance hall, large L-shaped lounge/bedroom area, fitted kitchen and bathroom. The property further benefits from communal parking with visitors spaces, gas central heating, double glazing and 104 years remaining on a 125 year lease.

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

FIRST FLOOR STUDIO APARTMENT

GAS CENTRAL HEATING

DOUBLE GLAZED

SPACIOUS L-SHAPED STUDIO ROOM

102 YEARS REMAINING ON A 125 YEAR LEASE

COMMUNAL PARKING

**GOOD ACCESS TO THE TOWN AND JUNC 3 OF
M40**

IDEAL FIRST TIME PURCHASE

FITTED KITCHEN

POTENTIAL BUY TO LET INVESTMENT







Baines House
Approximate Gross Internal Area
366 sq ft / 34 sq m



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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