



Connells

Wye Gardens Fryers Lane
High Wycombe



Property Description

Situated in a convenient residential location on Fryers Lane, this well-presented first-floor one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property benefits from bright and spacious accommodation, a private balcony, and easy access to local amenities and transport links.

The accommodation is accessed via a welcoming entrance hall with useful storage space. The heart of the home is the impressive open-plan kitchen/reception room, providing a fantastic living and entertaining space with ample room for both lounge and dining furniture. The kitchen is fitted with a range of units and work surfaces, creating a practical and sociable environment. Double doors lead directly onto a private balcony, offering the perfect spot to enjoy a morning coffee or unwind at the end of the day.

The double bedroom is well-proportioned and enjoys plenty of natural light, with space for freestanding furniture. The bathroom is fitted with a white suite comprising a panel-enclosed bath with shower attachment, wash hand basin and WC.

This attractive apartment combines comfortable living accommodation with a convenient location, making it an ideal home or investment purchase.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location:

Wye Gardens is conveniently positioned for a range of everyday amenities, with High Wycombe town centre offering an extensive selection of shops, supermarkets, restaurants, cafés and leisure facilities. High Wycombe railway station is also within easy reach, providing regular services into London Marylebone. For those who enjoy the outdoors, the popular Mill End Recreation Ground is nearby, offering open green spaces, play facilities and recreational areas.

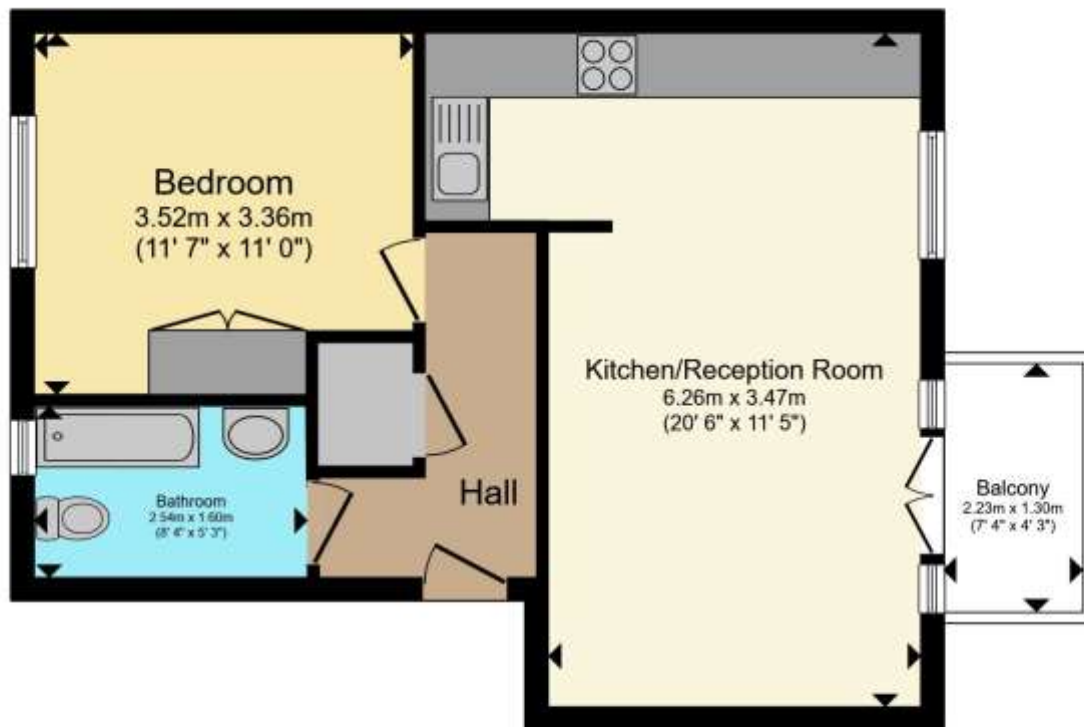
Agents Note:

The term of the lease is 99 years from 01/01/2003, which means there are currently 75 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 45.7 m² (492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
 Band: B

Service Charge:
 1473.86

Ground Rent:
 603.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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