

Connells

Lower Furney Close
HIGH WYCOMBE

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HIGH WYCOMBE HP13 6XQ

for sale guide price
£115,000







Property Description

This well-presented one-bedroom first-floor maisonette offers bright, practical accommodation in a convenient High Wycombe location and benefits from approximately 85 years remaining on the lease.

Accessed via its own private entrance, stairs lead to the first floor where the accommodation is thoughtfully arranged. The spacious living room flows through to the kitchen, creating a sociable and functional living space ideal for both everyday living and entertaining. The bedroom features fitted wardrobes, providing excellent built-in storage, while the bathroom is fitted with a bath, wash basin and WC.

Externally, the property benefits from an allocated parking space and access to a communal garden, offering attractive outdoor space without the burden of extensive maintenance.

Lower Furney Close is ideally situated for a range of local amenities, including shops, services and nearby green spaces. The area also benefits from well-regarded schools and convenient transport links, making it a practical choice for a variety of buyers.

For commuters, High Wycombe Railway Station is approximately 0.58 miles away, providing regular services to London and surrounding towns.

Combining a convenient location, low-maintenance living and well-proportioned accommodation, this attractive maisonette is an excellent opportunity for first-time buyers, investors and downsizers alike.

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.







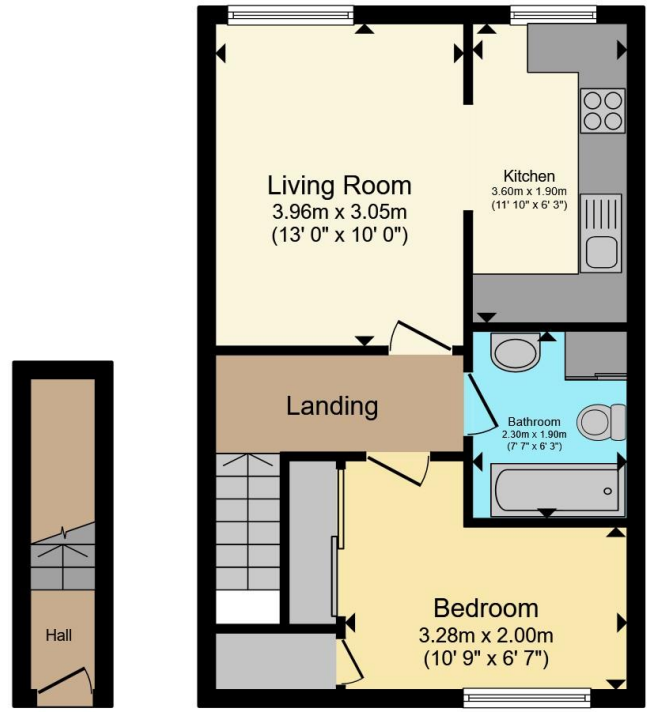









BOSCH



Total floor area 44.3 m² (477 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

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To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D

Council Tax Band: B

Service Charge: 1620.00

Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313770

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.