



Lingfield Close, High Wycombe, Buckinghamshire, HP13 7ER

Asking Price | £175,000

Property Features

- First Floor Apartment with Views
- NEW EXTENDED LEASE ON COMPLETION
- Offering a yield between 5.82% and 6.17%
- Good access to M40 and Train Station
- Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- 2 Bedrooms
- Double Glazing and Electric Heating
- Off Street Parking

Full Description

A well maintained first floor apartment with stunning views across High Wycombe and will benefit from No Onward Chain and Full Vacant Possession and located on the East Side of High Wycombe which has good access to the M40. The property comes with a new extended Lease to circa 156 years and will be organised during the conveyancing process.

Great for investors as the property offers between 5.82% and 6.17% yield

Accommodation

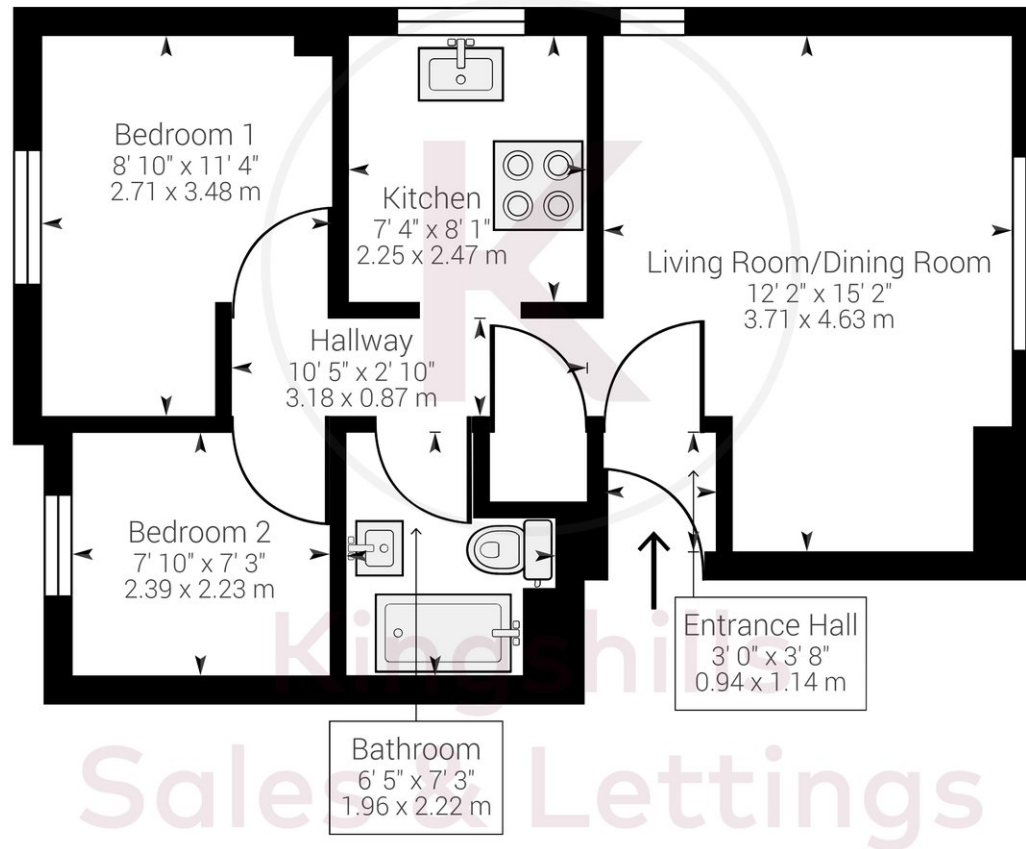
Communal Entrance, Entrance hall, Living/Dining Room, Fitted Kitchen, Modern Bathroom, 2 Bedrooms, Double Glazing and Electric Heating.

The lease is currently 99 years and started in 1989, The lease will be extended on completion to circa 156 years.

Location

In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.





Approximate net internal area: 470.39 ft² / 43.7 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.

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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