



High Wycombe
Residential Sales
01494 528000
www.jnp.co.uk



Chiltern Court, Chiltern Avenue South Side

£109,950

In our opinion a well presented bright first floor apartment which can be found to the south of High Wycombe providing access to local shopping facilities along with Junction 4 of the M40, leisure centre, cinema complex and department stores. Further amenities such as a mainline train station, theatre, library, parkland, numerous restaurants and the newly constructed Eden shopping precinct can be found in High Wycombe town centre itself. The property is offered with no onward chain and the accommodation comprises communal entrance hall, lounge, modern fitted kitchen area, inner hall, double bedroom, modern fitted bathroom, double glazing, electric heating, residents parking, communal gardens and newly extended 999 year lease.

- **First Floor Apartment**
- **Double Bedroom**
- **Modern Fitted Kitchen & Bathroom**
- **Residents Parking**
- **Remainder Of 999 Year Lease**
- **No Onward Chain**



Complete Property Solutions

Residential Sales | **Residential Lettings** 01494 520555 | **Conveyancing** In Branch

Land & New Homes 01494 521222 | **Financial Advice** 01494 528000 | **Property Auctions** 01494 718308



The JNP Partnership is a trading name of JNP Estate Agents Ltd. Registered Office: Buidmark House, George Cayley Drive, York, YO30 4XE. Company Registration Number 376 4697
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract

Chiltern Court, Chiltern Avenue, High Wycombe, Buckinghamshire, HP12 3UA.

Directions

Leave High Wycombe town centre in a westerly direction on the West Wycombe Road (A40) and take the fourth turning left into Desborough Park Road. Proceed through the traffic lights and at the roundabout turn right into Copyground Lane and take the second turning on the left into Booker Lane. Take the third left into Chiltern Avenue and Chiltern Court can be found immediately on the right hand side being identified by a **JNP** For Sale sign.

Accommodation

The accommodation in more detail comprises (all dimensions being approximate only).

Front door to:-

Communal Entrance Hall

Stairs rising to all floors, private front door to:-

Lounge/Kitchen Area

14'6 x 12'7

Lounge

Two double glazed windows to front aspect, electric storage heater, wood laminate flooring, coving to ceiling.

Kitchen Area

Fitted in a modern range of base and wall mounted units with rolled edge work surfaces incorporating a single bowl sink unit with mixer tap, tiling to work surface splashback areas, plumbing for washing machine, ample space for appliances.

Inner Hall

Built-in storage cupboard, further built-in cupboard providing airing cupboard, wood laminate flooring.

Bedroom

10'8 x 8'4

Wood laminate flooring, electric heating, double glazed window to front aspect, fitted wardrobes to one wall, access to loft via hatch with ladder.

Bathroom

Modern white suite comprising of panelled bath with mixer tap and telephone style shower attachment, further wall mounted electric shower over, pedestal wash hand basin, low level wc, tiling to water sensitive areas, frosted window to front aspect.

Outside:-

Communal Gardens

Laid to lawn with shrubs and beds.

Residents Parking

Residents and visitors parking located to the front.

Communal Storage Area

Tenure

Shared Freehold. The owners inform us that there is a newly extended 999 year lease, and that the property is Shared Freehold with the Freehold being owned by the combined owners of the apartments at Chiltern Court. Service Charge is £50.00 per calendar month.

Viewing

By arrangement with JNP

Please contact us by telephone on 01494 528000, or visit our office at: 27 Crendon Street, High Wycombe, Buckinghamshire, HP13 6LJ.

EPC

