

# Thompson Wilson



Estate Agents • Auctioneers • Valuers • Surveyors

Flat 2, 99 Chapel Lane,  
High Wycombe, Buckinghamshire,  
HP12 4BS



£169,950

[www.thompsonwilson.co.uk](http://www.thompsonwilson.co.uk)



*A one bedroom ground floor maisonette, with good sized living accommodation and double bedroom, within easy reach of amenities. No chain.*

A good sized one bedroom ground floor maisonette, situated within easy reach of the town centre with its excellent range of shopping facilities and mainline railway station serving London Marylebone. The M40 motorway at junction 4 is a short drive away.

**Double glazed door to:**

**Living/Kitchen Area:**

**Living Area 13'2 x 10'7 (4.01m x 3.23m)**

Storage heater, door to Bedroom, opening to:

**Kitchen 16'3 x 5'9 (4.95m x 1.75m)**

Double glazed window overlooking gardens, stainless steel sink unit with mixer tap and range of fitted wall and floor units with worksurfaces above, fitted four ring electric hob with oven below, plumbing for washing machine, ample space for further appliances, built in airing cupboard housing hot water tank, door to Bathroom.

**Bedroom 11'11 plus bay x 10'8 (3.63m plus bay x 3.25m)**

Double glazed angle bay window overlooking front, storage heater.

**Bathroom**

White suite comprising panel bath with mixer tap and separate Triton shower unit above, pedestal wash hand basin, low level wc, double glazed window with obscured glass, wall mounted Dimplex heater.



Property Reference TTH2612

For independent Mortgage Advice:

**Thompson Wilson Estate Agents**  
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**Outside  
Communal Gardens**

Mainly laid to lawn.

**Parking**

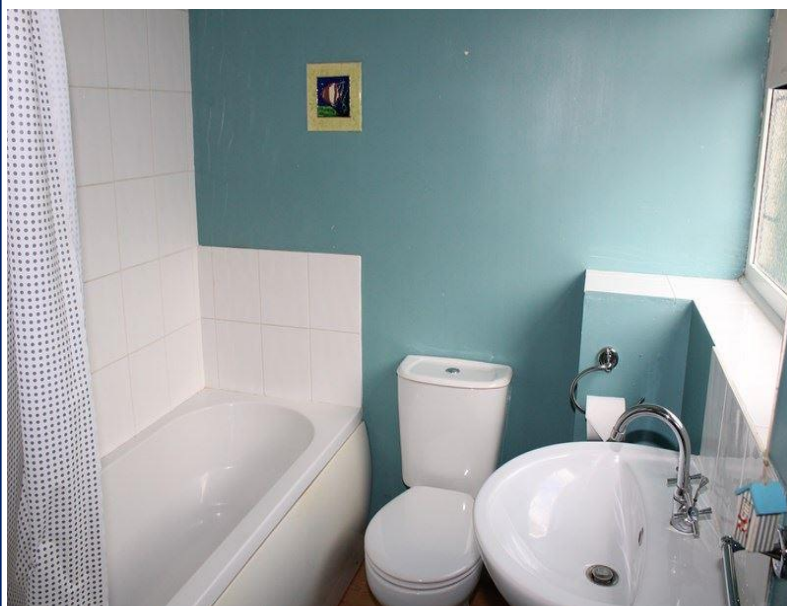
Situated to the rear of the property.

**Tenure**

**Leasehold, Term and charges to be confirmed.**

**Directions**

Proceed out of High Wycombe on the A40 West Wycombe Road. Proceed through the traffic lights at the junction of Plomer Hill, and then take the first turning on the left into Chapel Lane. The property to be sold can be found on the left hand side.



**£169,950**

**The Consumer Protection from Unfair Trading Regulations 2008**

Whilst we as **team** agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fixings or services and so cannot verify that they are connected, in working order or fit for purpose. All measurements are approximate. Neither have we had sight of the legal documents to verify Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**The Data Protection Act 1998**

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**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>70</b> |
| (55-68) <b>D</b>                            | <b>54</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



naea | propertymark

**PROTECTED**

# Thompson Wilson team

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