



### High Wycombe Branch

Tel: 01494 571032

Email: [contact@tharaproperties.co.uk](mailto:contact@tharaproperties.co.uk)

Address:

254A Desborough Road,  
High Wycombe, HP11 2QR

### Sandwell Branch

Tel: 01216 302559

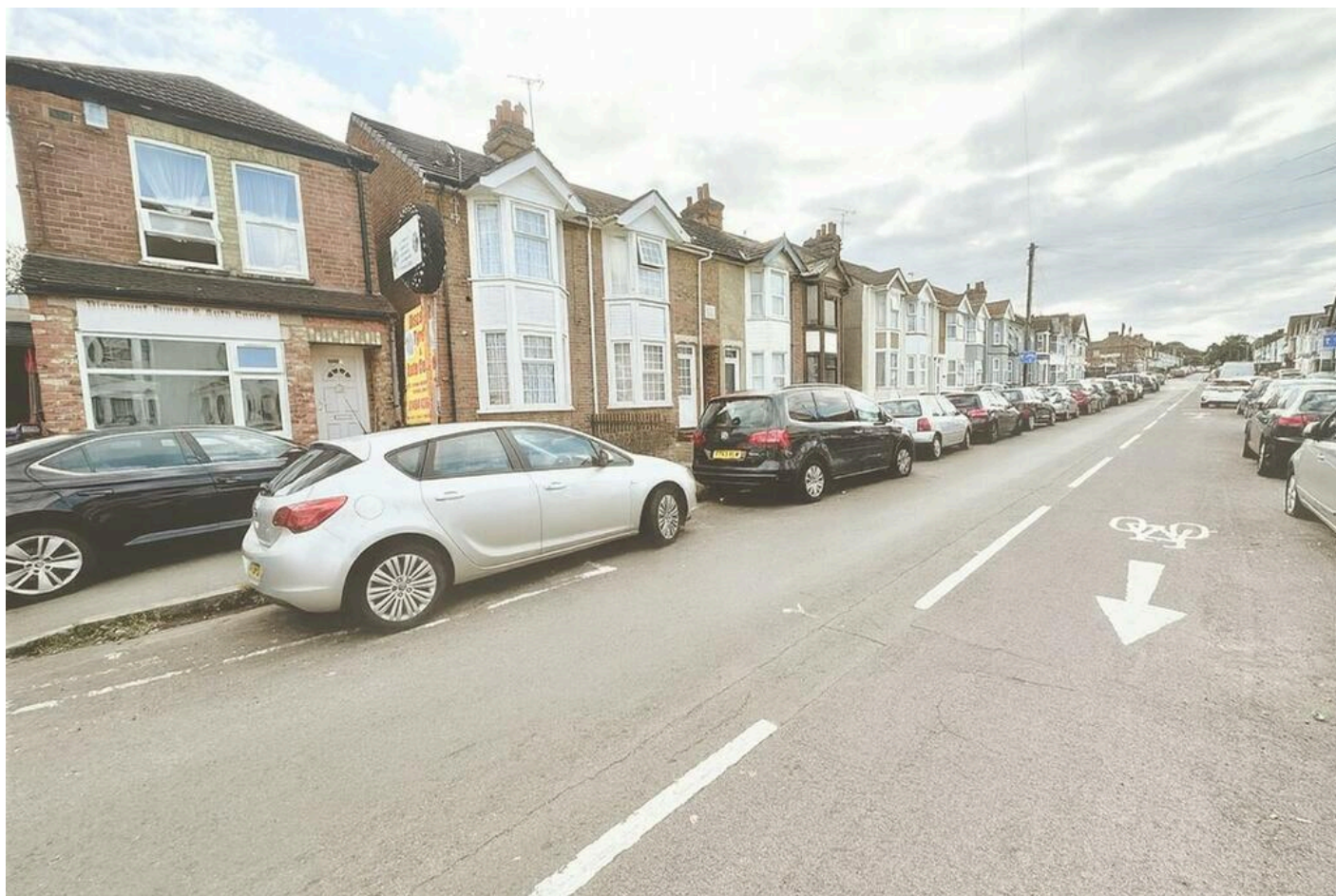
Email: [contact@tharaproperties.co.uk](mailto:contact@tharaproperties.co.uk)

Address:

Elm terrace, Tividale,  
Sandwell, B69 1UH

## Abercromby Avenue, High Wycombe, HP12

Guide Price £230,000



### Full Description

Thara Properties are delighted to present this beautifully presented first-floor, two-bedroom flat, ideally located just a stone's throw from High Wycombe Town Centre.

This well-proportioned property offers a fitted kitchen, a bright and spacious lounge/diner, two generously sized bedrooms, and a modern shower room. The layout provides comfortable and practical living space, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The property can be purchased as an investment opportunity with a tenant in situ currently paying £950 PCM, providing immediate rental income, or it can be offered with vacant possession if required.

### Contact Us

#### Thara Properties Sales & Letting

High Wycombe, Buckinghamshire  
United Kingdom  
HP11 2QR

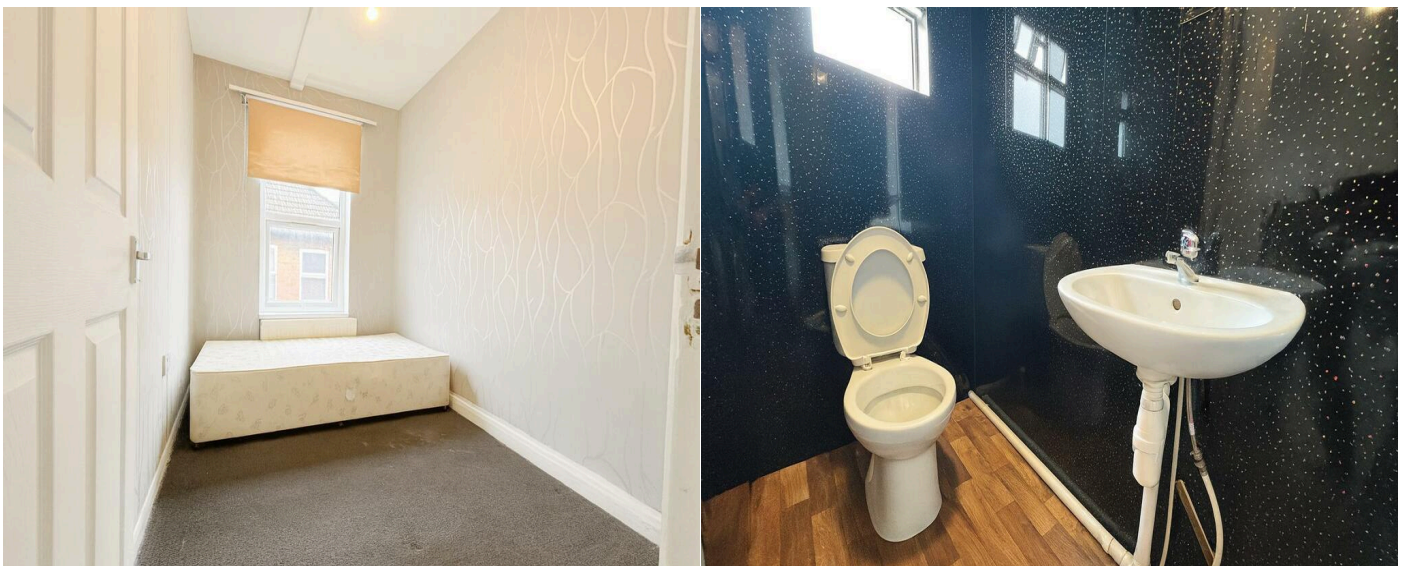
T: 01494 571032

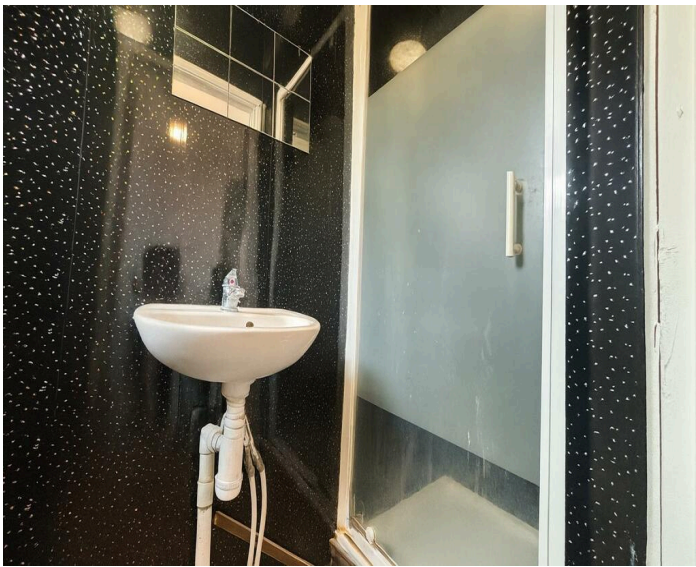
E:


[enquires@tharaproperties.co.uk](mailto:enquires@tharaproperties.co.uk)

On-street parking is available. The tenure is advised as freehold (to be verified by the vendor's solicitor).

Early viewings are highly recommended to fully appreciate what this fantastic property has to offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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