



High Wycombe Branch

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Email: contact@tharaproperties.co.uk

Address:

254A Desborough Road,
High Wycombe, HP11 2QR

Sandwell Branch

Tel: 01216 302559

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Address:

Elm terrace, Tividale,
Sandwell, B69 1UH

Gilbert House, High Wycombe, HP11

Guide Price £180,000



Full Description

A well-presented one-bedroom first-floor flat, ideal for first-time buyers or investors.

Key Features:

- Spacious lounge
- Fitted kitchen
- Double bedroom
- Bathroom
- Garage
- Communal parking

Contact Us

Thara Properties Sales & Letting

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HP11 2QR

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Location:

Situated on the desirable west side of High Wycombe, within walking distance of the town centre, train station, hospital, shops, and local amenities.

Tenure & Costs:

- Leasehold – 93 years remaining
- Ground Rent: £10 per annum
- Service Charge: £750 per annum
- Tenant in situ option at £900 PCM

Viewings:

By appointment only. Contact the office to arrange.

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. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thara Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thara Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

