



Estate Agents  
**Hurst**

20 St Georges Court, Eaton Avenue, High Wycombe, Bucks, HP12 3EU  
£210,000

# 20 St Georges Court, Eaton Avenue, High Wycombe, Bucks, HP12 3EU

A two bedroom, lower ground floor flat offered to the market with no onward chain. Located to the west of High Wycombe's town centre and is within close proximity to junction 4 of the M40 and walking distance of the recreational parkland with Wye stream. The accommodation comprises; lounge/dining room with Patio doors to communal gardens, fitted kitchen, two bedrooms and family bathroom. The property benefits from UPVC double glazing, allocated parking, Economy 7 heating and well maintained communal gardens and is offered to the market with NO ONWARD CHAIN.

LEASEHOLD INFORMATION AS OF COMPLETION:  
NEW EXTENDED LEASE UPON COMPLETION OF SALE  
ADDING 90 YEARS TO CURRENT 89 YEAR LEASE TO 179  
YEARS

SERVICE CHARGE: £1,300 ANNUM.

GROUND RENT: £0 (PEPPERCORN)

COUNCIL TAX BAND C

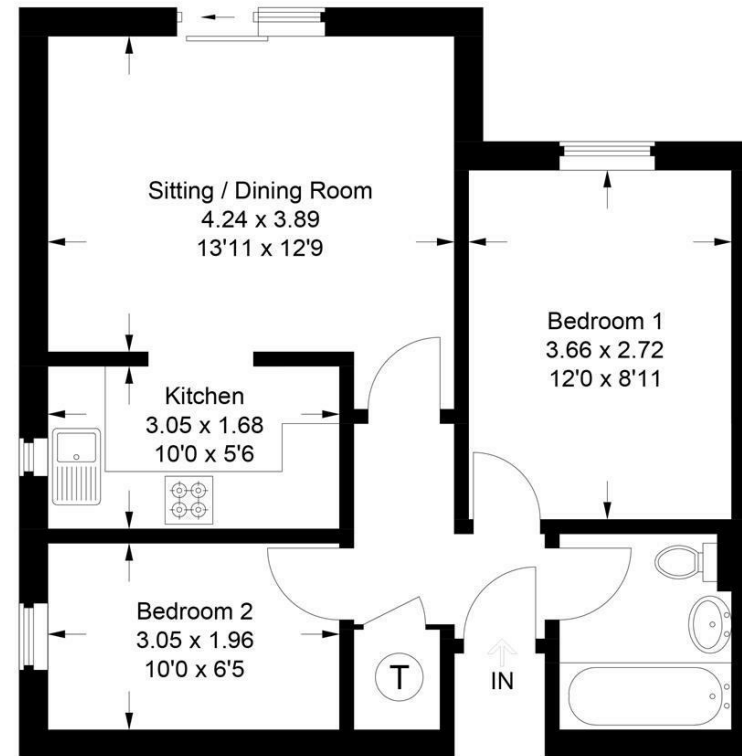
**GROUND FLOOR**  
**TWO BEDROOMS**  
**LIVING ROOM**  
**COUNCIL TAX BAND C**  
**PATIO DOORS TO GARDEN**  
**UPVC DOUBLE GLAZING**  
**ALLOCATED PARKING**  
**NO ONWARD CHAIN**  
**CLOSE TO M40 JUNC. 4**  
**FAMILY BATHROOM**







Approximate Gross Internal Area  
46.7 sq m / 503 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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