



Estate Agents  
**Hurst**

36 Penhurst House, Sierra Road, High Wycombe, Buckinghamshire, HP11 1GY

£300,000



# 36 Penhurst House, Sierra Road, High Wycombe, Buckinghamshire, HP11 1GY

A stunning, two bedroom apartment, built in 2015 by the highly reputable St James Group that is situated in an enviable position in the Wye Dene Development, which is a walk of High Wycombe's train station, offering a direct line service into London Marylebone making it perfect for those looking to commute. This well built Berkeley home makes an excellent first time purchase or buy to let investment and would fetch circa £1350 PCM on the rental market. The accommodation comprises; entrance hall, modern fitted kitchen open plan to lounge/diner with doors opening to a balcony, master bedroom with en-suite, second bedroom and a modern bathroom. The property also benefits from gas central heating, UPVC double glazing, an allocated parking space and additional visitor bays. The property is ideally situated for access to High Wycombe's town centre, mainline train station (which is just over a mile away), the Eden shopping precinct, numerous restaurants, library and theatre can also be found in the town centre. The property also provides good access to junction 3 and 4 of the M40.



**TWO BEDROOM APARTMENT**

**LONG LEASE LENGTH**

**IDEAL FIRST PURCHASE OR BUY TO LET  
INVESTMENT**

**CLOSE TO THE TOWN AND TRAIN STATION**

**GOOD ACCESS TO M40**

**BALCONY OFF THE LIVING AREA**

**TWO DOUBLE BEDROOMS ONE WITH EN-SUITE**

**GAS CENTRAL HEATING AND DOUBLE GLAZED**

**ALLOCATED PARKING & VISITOR BAY**

**EXTREMELY WELL KEPT**











## Sierra Road

Approximate Gross Internal Area = 734 sq ft / 68.2 sq m



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

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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