



Estate Agents  
**Hurst**

Flat 3, 241 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AS  
£350,000

# Flat 3, 241 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AS

A stunning, 774 Sq.Ft two bedroom first floor apartment forming part of this brand new development backing onto parkland. This small block of just six flats is conveniently located just 1.5 miles from High Wycombe town centre & train station. The accommodation includes; entrance hall, large open plan living/ dining/ kitchen area with a full complement of integrated 'Bosch' appliances, patio doors to a spacious balcony, two bedrooms, en-suite shower room and large luxury bathroom. The property also benefits from; lift to all floors, UPVC double glazing, allocated parking, shared ownership of freehold along with shared control of the management company so the ability to control service charge expense.

LEASE: 999 YEARS. SOLD WITH 1/6 SHARED OWNERSHIP OF THE FREEHOLD.

GROUND RENT: PEPPERCORN.

SERVICE CHARGES: TBC (OWNERS WILL HAVE SHARED CONTROL OF THE MANAGEMENT COMPANY, ALLOWING THE BLOCK COMMUNITY TO COST EFFECTIVELY MANAGE ITSELF).



**BRAND NEW BUILD APARTMENT**  
**SHARE OF FREEHOLD**  
**BACKING ONTO OPEN PARKLAND**  
**HIGH SPECIFICATION**  
**KITCHEN WITH BOSCH APPLIANCES**  
**LIFT TO ALL FLOORS**  
**ALLOCATED PARKING**  
**PRIVATE BALCONY**  
**ICW 10 YEAR WARRANTY**  
**NO CHAIN & READY TO OCCUPY**

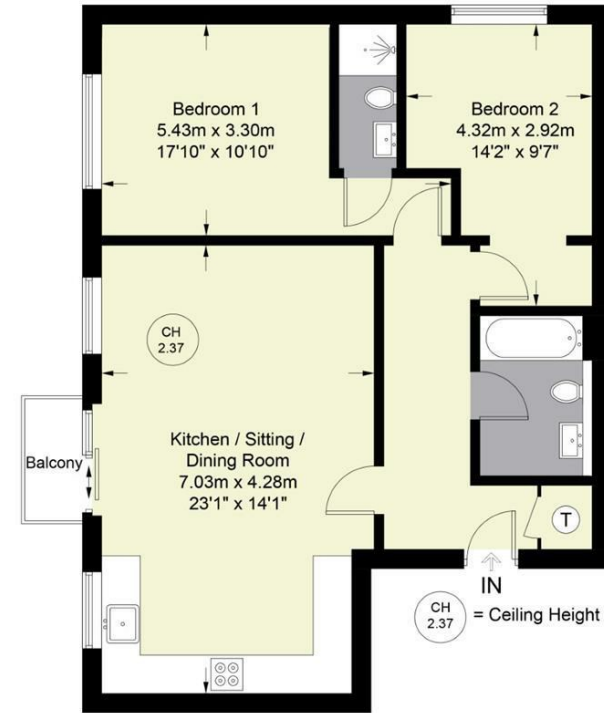






## Flat 3, West Wycombe Road

Approximate Gross Internal Area = 774 sq ft / 71.9 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.



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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