



Estate Agents  
**Hurst**

71 Aspen Court Freer Crescent, High Wycombe, Bucks, HP13 7YG

£1,450 PCM

# 71 Aspen Court Freer Crescent, High Wycombe, Bucks, HP13 7YG

AVAILABLE NOW

An IMMACULATE two bedroom second floor apartment with far reaching countryside views and a large PRIVATE BALCONY. This extremely well presented property is located on the sought after Loudwater side of High Wycombe within close proximity to junction 3 of the M40 motorway, Wycombe Retail Park and High Wycombe train station which connects to London Marylebone. The accommodation comprises; entrance hall, large open plan lounge/kitchen/diner, spacious master bedroom with built in wardrobe and French doors leading out to a large private balcony, second bedroom with built in wardrobe and modern family bathroom with heated towel rail. The property further benefits; electric underfloor heating, kitchen appliances included, undercroft allocated parking bay (with additional visitors bays and ample on street parking around the development), well maintained communal gardens and UPVC double glazing.

HOLDING FEE: £346.15

DEPOSIT REQUIRED: £1,730.76

LENGTH OF TENANCY: 12 MONTHS



**IMMACULATE CONDITION**

**SOUGHT AFTER MODERN DEVELOPMENT**

**FAR REACHING COUNTRYSIDE VIEWS**

**LARGE PRIVATE BALCONY**

**TWO GOOD SIZE BEDROOMS**

**BUILT IN WARDROBES IN BOTH BEDROOMS**

**LARGE OPEN PLAN LOUNGE/KITCHEN/DINER**

**UNDERCROFT ALLOCATED PARKING**

**UNDER FLOOR HEATING**

**AVAILABLE NOW**





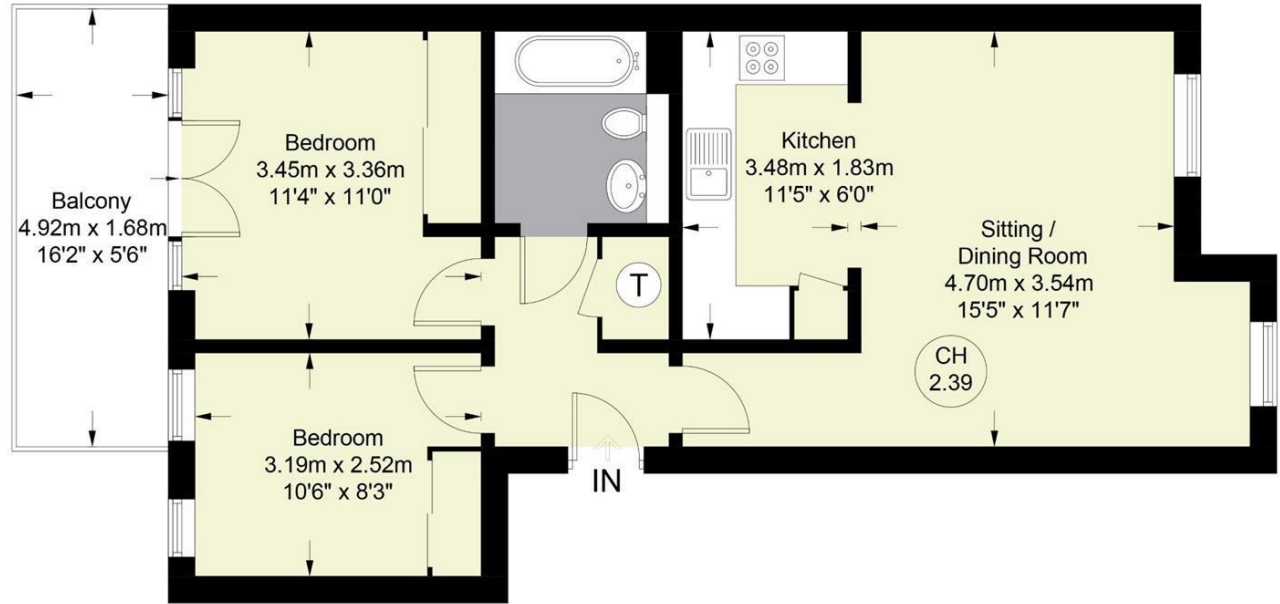


## Aspen Court

Approximate Gross Internal Area  
620 sq ft / 57.6 sq m



CH 2.39 = Ceiling Height



## SECOND 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)