



Estate Agents
Hurst

141d Totteridge Road, High Wycombe, Buckinghamshire, HP13 6HR
£235,000

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Brought to market in good condition throughout is this two bedroom, first floor maisonette situated within walking distance of the mainline railway station with direct service in to London Marylebone. The town centre and Eden Shopping Centre are within walking distance and provide a range of shops, restaurants and entertainment facilities including a cinema. The property is positioned on the first floor of this quiet development and provides generous living accommodation which comprises; large lounge with bay window, modern kitchen, two bedrooms and modern family bathroom with attractive tiling design. The property also benefits from communal gardens with drying area, parking, gas central heating to radiators and UPVC double glazing.

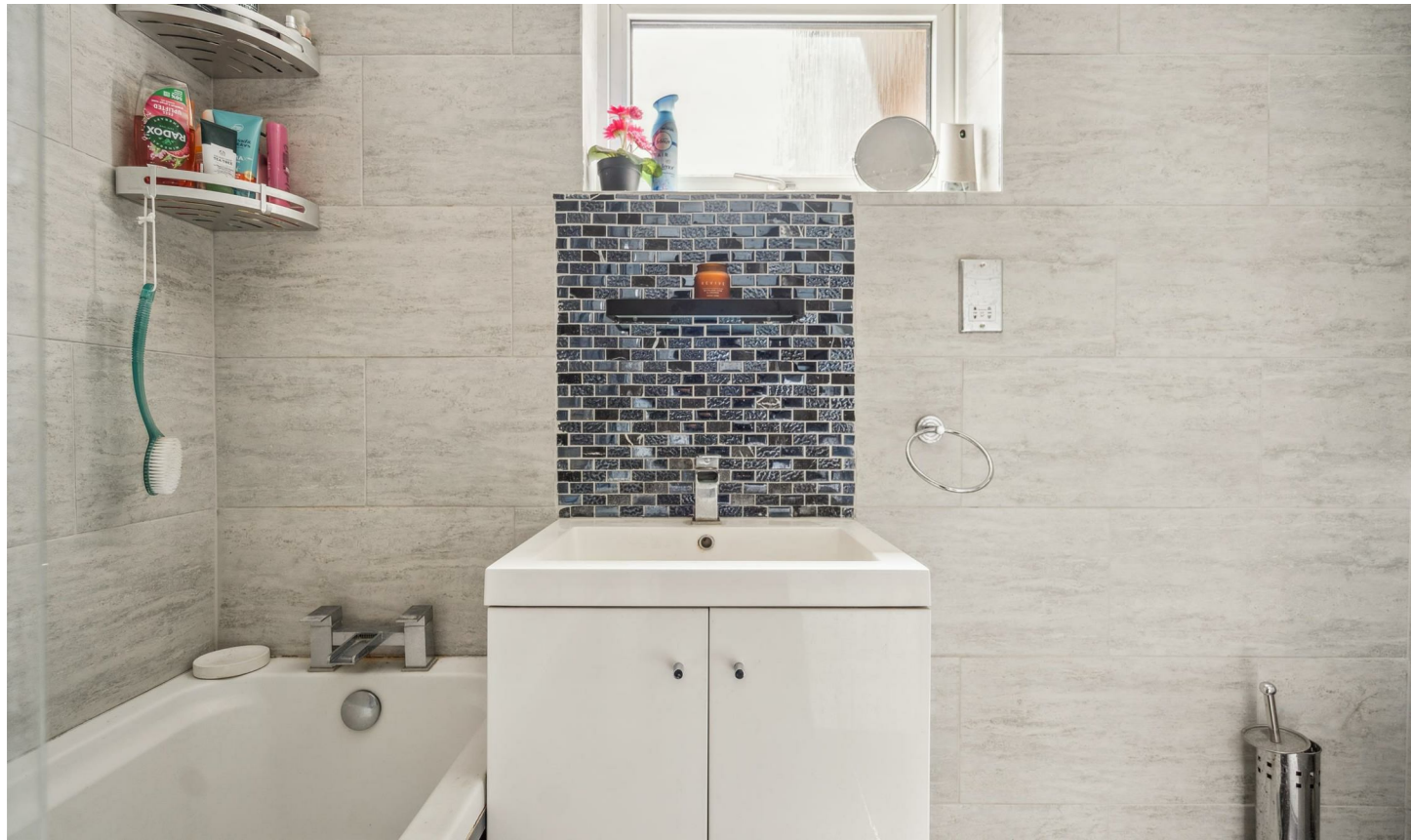
LOW RUNNING COSTS.

LEASE REMAINING: 90 years. GROUND RENT: £10 per annum. SERVICE CHARGE: £390 per annum.



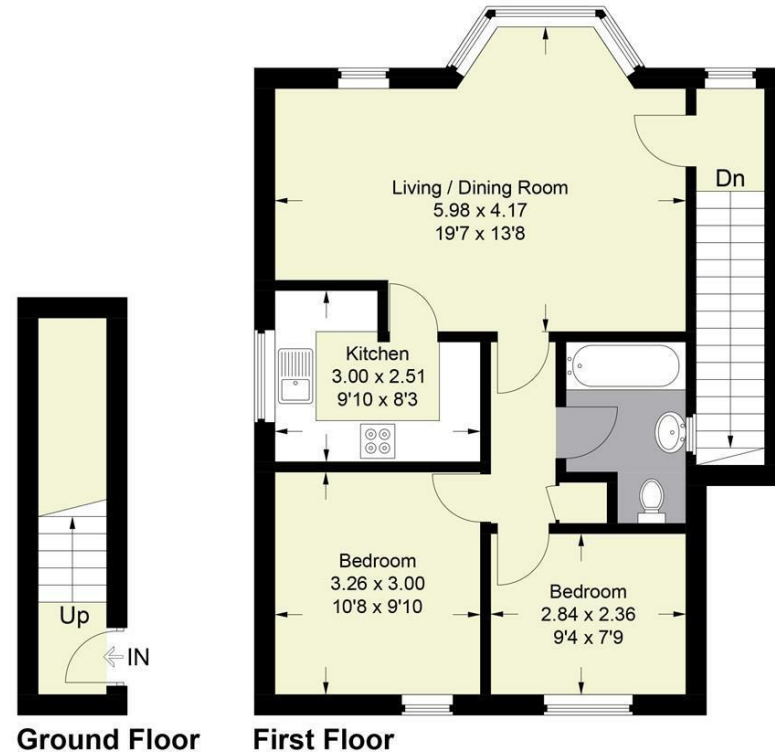
- WALK OF TOWN CENTRE & TRAIN STATION**
- FIRST FLOOR MAISONETTE**
- MODERN FITTED KITCHEN**
- SPACIOUS LIVING ROOM WITH BAY WINDOW**
- TWO BEDROOMS**
- BATHROOM WITH ATTRACTIVE TILING**
- OFF ROAD PARKING**
- COMMUNAL GARDENS WITH DRYING AREA**
- GAS CENTRAL HEATING**
- LOW RUNNING COSTS**







Approximate Gross Internal Area
 Ground Floor = 5.6 sq m / 60 sq ft
 First Floor = 61.2 sq m / 659 sq ft
 Total = 66.8 sq m / 719 sq ft



Ground Floor First Floor

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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