



Flat 30, Sovereign Court Totteridge Avenue, High Wycombe, Buckinghamshire, HP13
6XL

Flat 30, Sovereign Court Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XL

Offered to the market in good condition throughout with an EXTENDED LEASE is this extremely spacious two DOUBLE bedroom apartment boasting 889 sq.ft of accommodation. The property forms part of the sought after Sovereign Court development which is situated within walking distance of High Wycombe train station, town centre and the beautiful Rye Park & Lido. The accommodation comprises: spacious entrance hall, large lounge/diner, contemporary fitted kitchen, two double bedrooms (master with en-suite and built in wardrobe) and recently replaced family bathroom. The property further benefits: EXTENDED LEASE (153 years remaining), allocated parking (plus visitors bays), communal gardens, double glazing (windows replaced in 2016) and economy seven heating.

LEASEHOLD INFORMATION:

- EXTENDED LEASE (153 YEARS REMAINING)
- GROUND RENT: £0
- SERVICE CHARGE: £1169.95 per annum

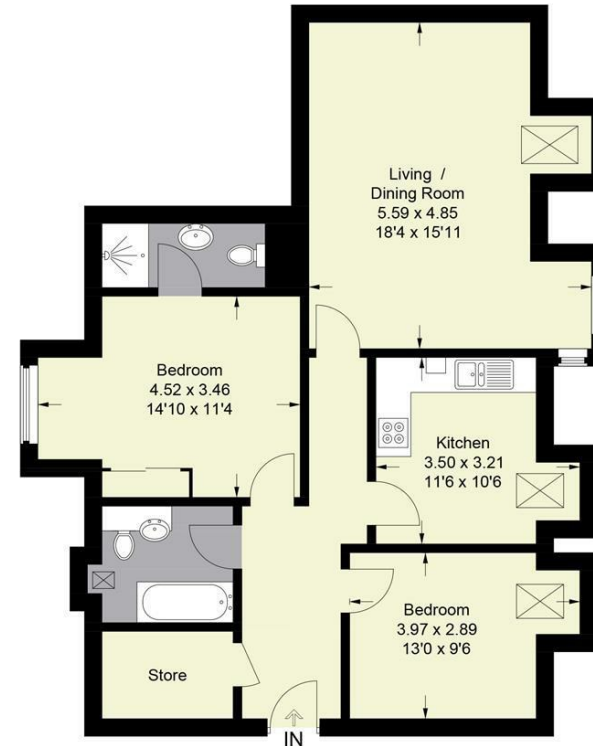
SHORT WALK OF TRAIN STATION
LARGE 889 SQ.FT APARTMENT
TWO LARGE BEDROOMS
EXTENDED LEASE (153 YRS REMAINING)
EN-SUITE SHOWER ROOM
SPACIOUS LOUNGE/DINER
ALLOCATED PARKING
COMMUNAL GARDENS
SECOND FLOOR
CLOSE TO THE RYE PARK







Approximate Gross Internal Area
82.6 sq m / 889 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.
© CJ Property Marketing Ltd Produced for Hurst



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 Web: www.hursts.co.uk