



Estate Agents
Hurst

2 The Pavilion Lilys Walk, High Wycombe, Buckinghamshire, HP11 2FX
Offers In Excess Of £225,000

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A brilliant example of a well-thought-out, modern apartment block that offers the convenience of town centre living with the benefits of peaceful outdoor communal gardens and secure underground parking. This spacious one bedroom second floor apartment with lift access, has been very well maintained by its present owner and is in excellent condition throughout. The accommodation includes; entrance hall with, open-plan living/dining room with door to enclosed balcony, modern kitchen with integrated appliances, large double bedroom with range of fitted wardrobes, contemporary bathroom. The property also benefits from; electric radiator heating, double glazing, gated and secure underground allocated parking. This apartment is ideally located in the heart of High Wycombe town centre, with the Eden Shopping Centre on the doorstep, a short walk of High Wycombe railway station with frequent trains into central London, and only a 5-minute drive of the M40 motorway.

LEASE DETAILS:

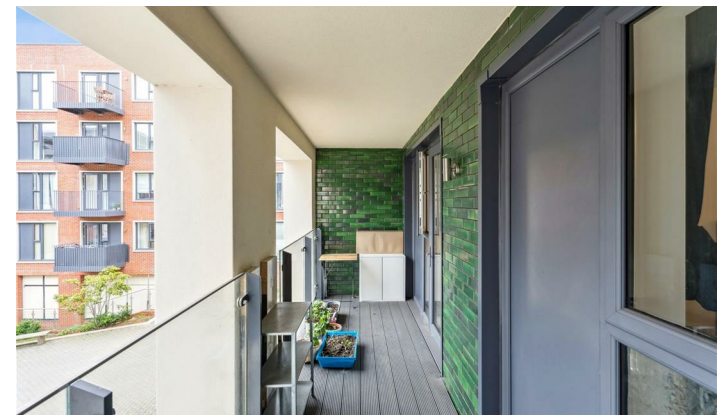
GROUND RENT: £305.88 (ANNUALLY)

SERVICE CHARGE: 1,649.70 (ANNUALLY)

LEASE TERM: 148 YEARS REMAINING - 155 YEARS FROM 30/6/2017

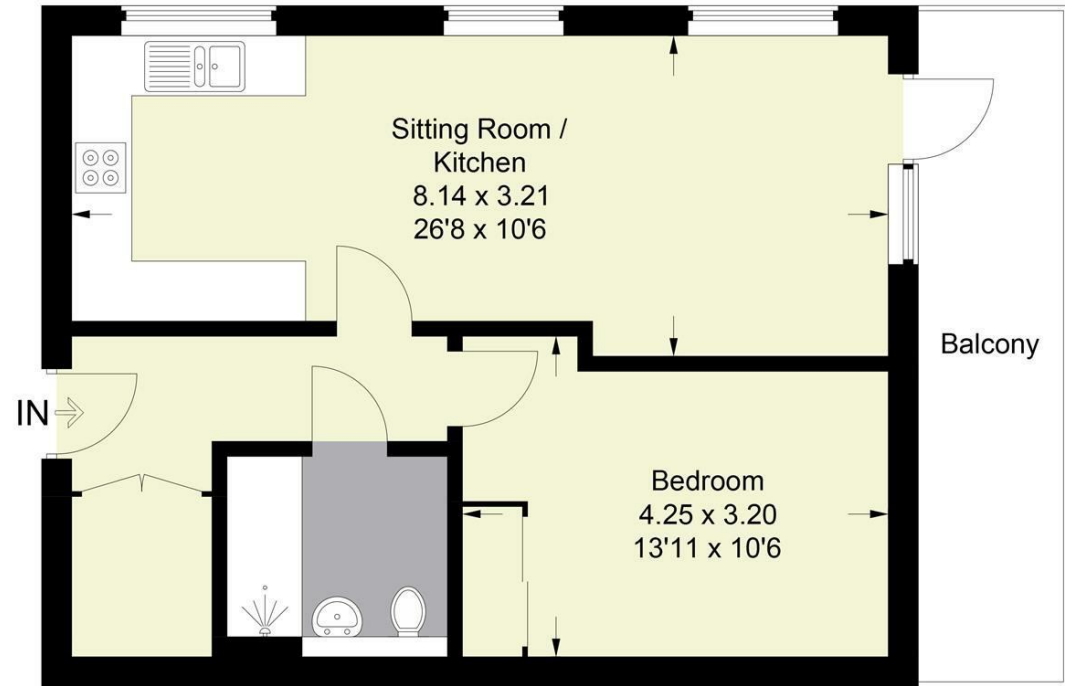
**ONE DOUBLE BEDROOM
BALCONY
OPEN PLAN
PARKING
FITTED KITCHEN
INTEGRATED APPLIANCES
WALK OF STATION
CLOSE TO TOWN CENTRE
ELECTRIC
LONG LEASE**







Approximate Gross Internal Area
50.8 sq m / 547 sq ft



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

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk