



Estate Agents
Hurst

Flat 4 22 Priory Avenue, High Wycombe, Buckinghamshire, HP13 6SH
Offers In Excess Of £170,000

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A converted Victorian, top floor, one double-bedroom maisonette that is located in a tucked away position close to the town centre and just a short drive of Junction 3 and 4 of the M40, as well as it being within walking distance of High Wycombe's train station which offers a direct line service into London Marylebone. The property is offered to the market with no onward chain and would make an excellent first time purchase or buy to let investment with an expect rental income of around £900/£950 per calendar month. The accommodation comprises; entrance hall, lounge/dining room, fitted kitchen, master bedroom and bathroom. The property further benefits from; double glazing, gas central heating, residents parking permits for on street parking and communal gardens. This property really is perfect starter home and ideal for those looking to commute to London via the Chiltern Line and an internal viewing is highly recommended.

LEASEHOLD INFORMATION:

- LEASE LENGTH-153 years remaining on the lease
- SERVICE CHARGE: £1,100.93 per annum
- GROUND RENT: £75 per annum



ONE BEDROOM FIRST FLOOR APARTMENT

NO ONWARD CHAIN

CLOSE TO TOWN CENTRE

DOUBLE BEDROOM & FITTED KITCHEN

GAS CENTRAL HEATING

IDEAL FIRST TIME PURCHASE

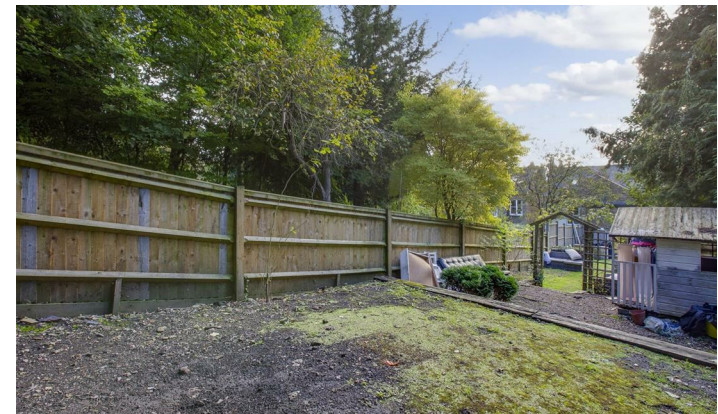
WALKING DISTANCE OF TRAIN STATION

RENTAL FIGURE OF £950 PCM

PARKING PERMITS FOR ON STREET PARKING

COMMUNAL GARDENS TO THE REAR

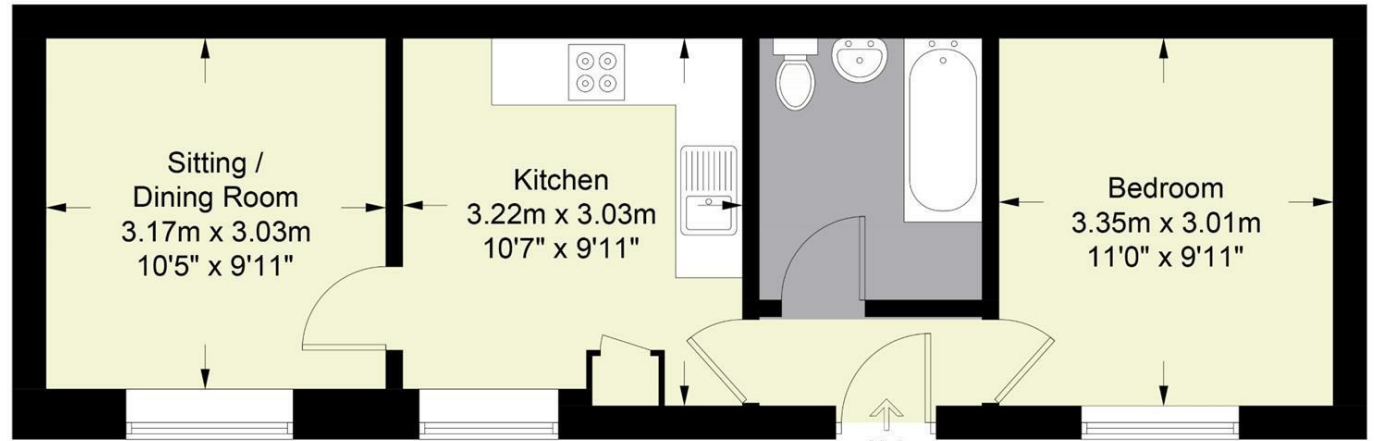






Priory Avenue

Approximate Gross Internal Area
Total = 37.5 sq m / 404 sq ft



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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