



Estate Agents
Hurst

6 Peddle Court, West End Road, High Wycombe, Buckinghamshire, HP11 2AT
Offers In Excess Of £240,000

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A bright and spacious 675 Sq.Ft two DOUBLE bedroom apartment with an EN-SUITE shower room and PRIVATE BALCONY offered to the market with NO ONWARD CHAIN. Peddle Court is a modern GATED development located within close proximity to High Wycombe town centre, Eden shopping centre and train station (which connects to London Marylebone in under 30 minutes). The accommodation comprises: entrance hall, spacious lounge/diner with French doors opening onto a private corner balcony, contemporary fitted kitchen, two DOUBLE bedrooms, ensuite shower room to master and family bathroom. The property further benefits: newly installed security intercom system, GATED allocated parking bay, built in storage cupboards, electric heating and NO ONWARD CHAIN.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 155 YEAR LEASE FROM 01/01/2003 (134 YEARS REMAINING).
- GROUND RENT: £200 P.A.
- SERVICE CHARGE: £2,041.27 (for 2024)



NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

EN-SUITE SHOWER ROOM TO MASTER

PRIVATE BALCONY OFF LOUNGE

SPACIOUS LOUNGE/DINER

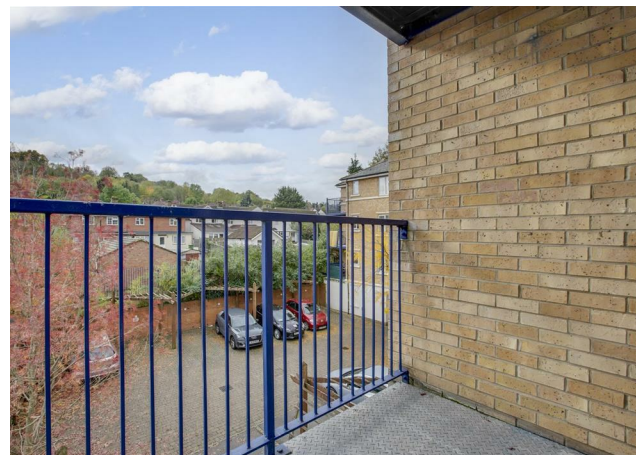
SECOND FLOOR

SHORT WALK TO TOWN CENTRE

NEW SECURITY INTERCOM SYSTEM

GATED ALLOCATED PARKING

CLOSE TO EDEN SHOPPING CENTRE

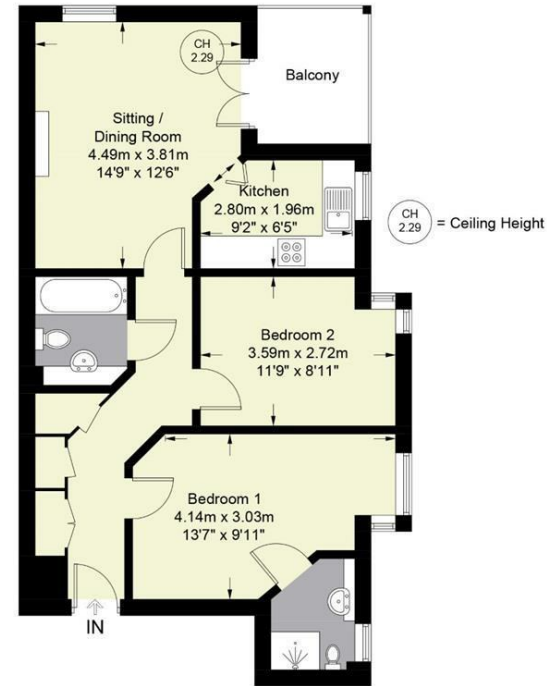






Peddle Court, West End Road

Approximate Gross Internal Area = 675 sq ft / 62.7 sq m



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.

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