



Estate Agents
Hurst

Flat 2, 308-310 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AB

£185,000

Flat 2, 308-310 West Wycombe
Road, High Wycombe,
Buckinghamshire, HP12 4AB

**** CASH BUYERS ONLY ****

Offered to the market with NO ONWARD CHAIN is this FULLY REFURBISHED, SHARE OF FREEHOLD, ground floor apartment with a GARAGE and GARDEN forming part of this characterful 1930's period conversion. The property is located on the west side of High Wycombe within close proximity to West Wycombe Village, junction 4 of the M40 and the town centre. The accommodation comprises: open plan lounge/kitchen/diner, two bedrooms and modern family bathroom. The property further benefits: garage, front & rear gardens, gas central heating and UPVC double glazing.

- LEASE LENGTH: ORIGINAL 999 YEAR LEASE WITH 994 YEARS REMAINING.
- GROUND RENT: NIL.
- SERVICE CHARGE: £55 PCM (£660 PER ANNUM).



NO ONWARD CHAIN

GARAGE

PRIVATE GARDEN

FULLY REFURBISHED THROUGHOUT

TWO BEDROOMS

GROUND FLOOR

LOUNGE WITH BAY WINDOW

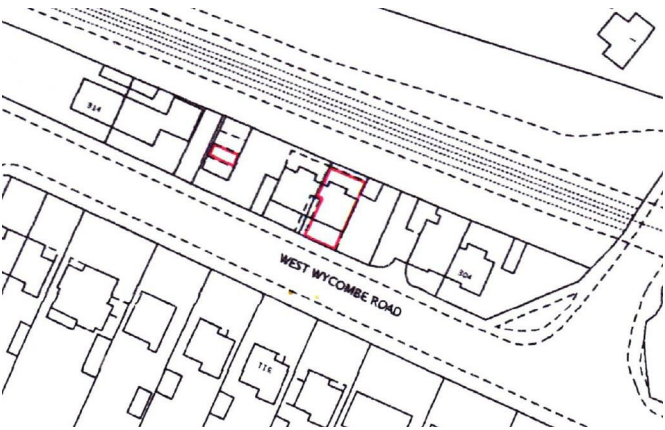
CLOSE TO J.4 OF M40

REMAINDER OF A 999 YEAR LEASE

GAS CENTRAL HEATING







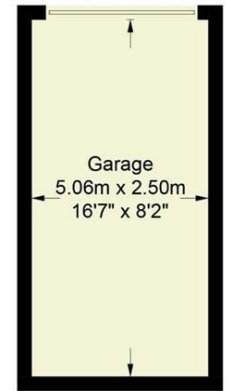
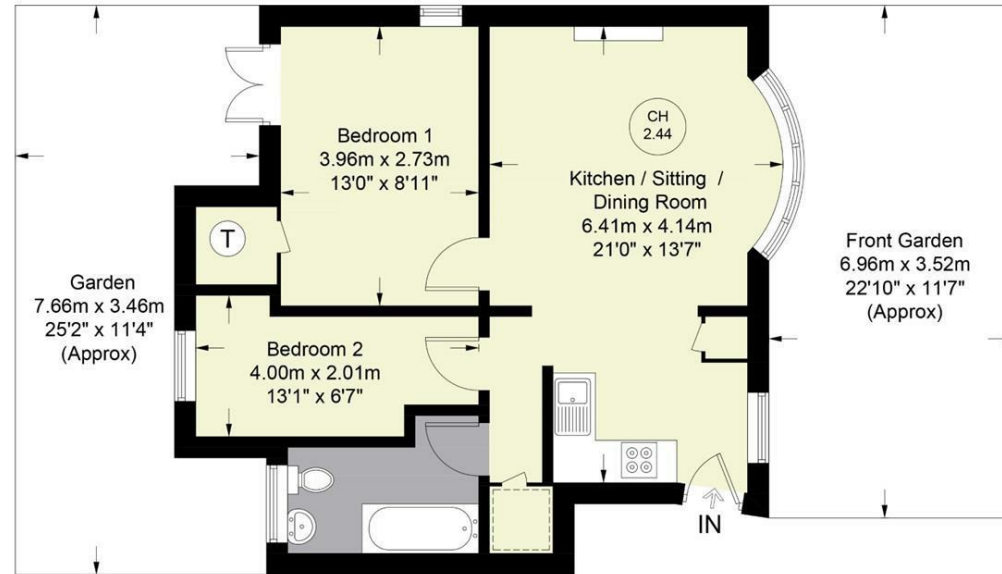
West Wycombe Road

Approximate Gross Internal Area
 Ground Floor = 553 sq ft / 51.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 689 sq ft / 64.0 sq m



CH 2.44 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

GROUND 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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