



Estate Agents
Hurst

34 Queens Acre, Queens Road, High Wycombe, Bucks, HP13 6AL
Guide Price £240,000

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A very well presented, SHARE OF FREEHOLD, two bedroom, top floor apartment that has been well maintained and improved upon by its current owner. This development is located on the popular east side of High Wycombe, just a short walk of the Rye Park and Retail Park, as well as being conveniently placed for junction 3 of the M40 and High Wycombe railway station, offering a direct line service into London Marylebone. This really would make a great first time purchase or buy to let investment with an estimated rental income of circa £1300 PCM. The accommodation comprises; entrance hall, lounge/diner with access to a balcony, newly fitted modern bathroom, two double bedrooms. The property further benefits from UPVC double glazing, modern electric heating and allocated parking with visitor bays. An internal viewing is highly recommended.

LEASEHOLD LENGTH: 96 Years Remaining (From 31/10/1996)
SERVICE CHARGE: £1,300 per annum.
GROUND RENT: Peppercorn



SHARE OF FREEHOLD
POPULAR EAST SIDE OF TOWN
NO GROUND RENT
TWO DOUBLE BEDROOMS
BACLONY
NEWLY FITTED BATHROOM
MODERN ELECTRIC HEATING
ALLOCATED PARKING
WALK OF TOWN CENTRE
WALK OF RYE PARK





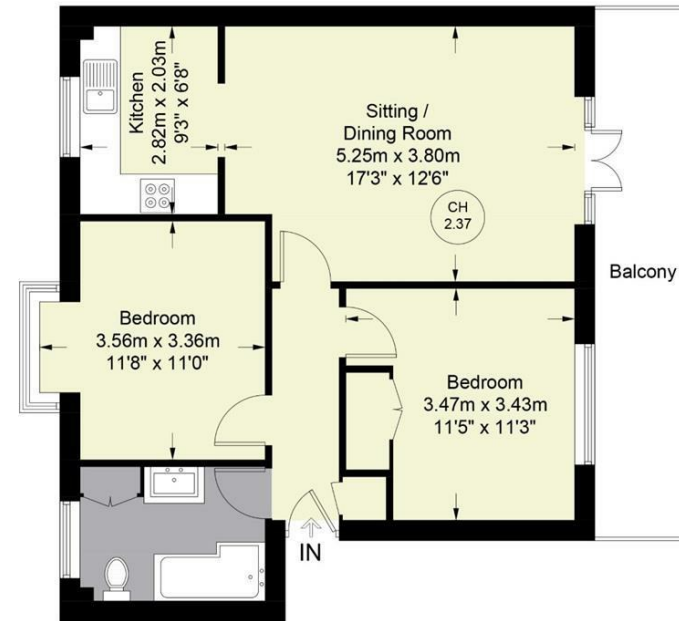


Queens Acre, Queens Road

Approximate Gross Internal Area
630 sq ft / 58.5 sq m



CH 2.37 = Ceiling Height



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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