





# 144 The Pastures, High Wycombe, Buckinghamshire, HP13 5RU

This is a fantastic opportunity to acquire a one-bedroom maisonette, located on the second floor of the popular Wellspring House development in the sought-after Downley area of High Wycombe. Conveniently situated within walking distance of the town centre, Eden Shopping Centre, and close to bus stops providing excellent transport links, this apartment would make a superb first time purchase or investment. The accommodation comprises an enclosed porch, spacious living room, kitchen, large double bedroom and family bathroom. Further benefits include; ample shared off-street parking, regularly maintained communal areas, and the option to hire a garage located just outside the apartment. Additionally, the property is offered with NO ONWARD CHAIN.

Lease: 90 years remaining  
Ground Rent: £10 per annum  
Service Charges: £899 per annum

**NO ONWARD CHAIN**  
**LARGE DOUBLE BEDROOM**  
**AMPLE OFF STREET PARKING**  
**GAS CENTRAL HEATING**  
**WALK OF TOWN CENTRE**  
**WALK OF STATION**  
**COMMUNAL GARDENS**  
**BUILT IN WARDROBES**  
**INTERNAL VIEWING ADVISED**





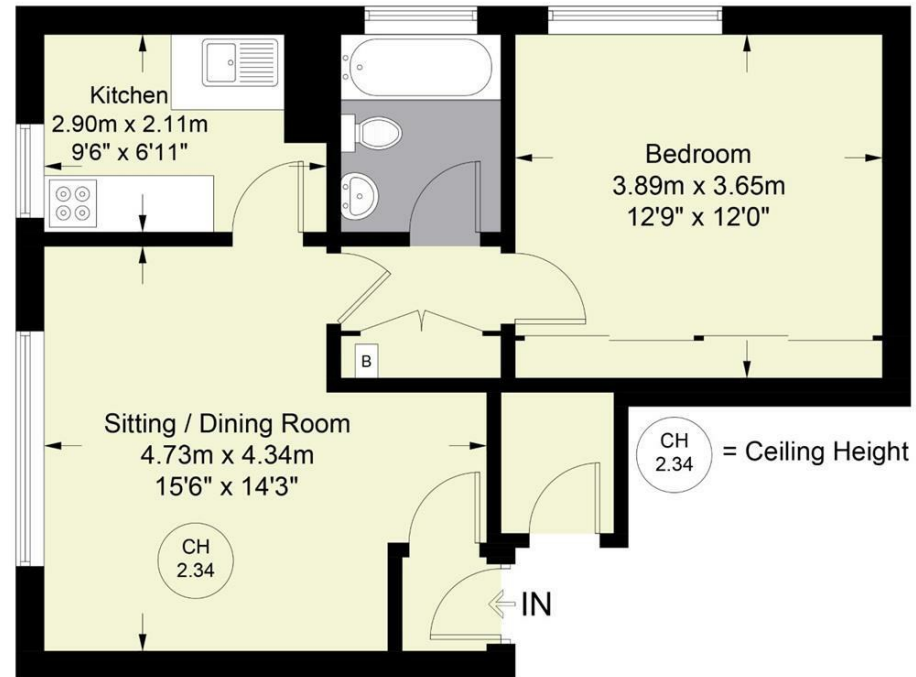


## The Pastures

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m

External Cupboard = 19 sq ft / 1.8 sq m

Total = 516 sq ft / 48.0 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.

**Hurst**  
Estate Agents

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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