




Hurst
Estate Agents

13 Castle House Desborough Road, High Wycombe, Buckinghamshire, HP11 2FP
£220,000

13 Castle House Desborough Road, High Wycombe, Buckinghamshire, HP11 2FP

An extremely well presented second floor one bedroom apartment forming part of this modern development converted in 2018. Castle House is located in High Wycombe town centre just a stones throw from the Eden shopping centre and within walking distance of the mainline railway station which connects to London Marylebone. The accommodation comprises: spacious entrance hall with large storage cupboard, open plan lounge/kitchen/diner, double bedroom and modern shower room. The property further benefits: GATED undercroft allocated parking, lift access to all floors, security intercom system, electric heating and double glazing throughout.

LEASEHOLD INFORMATION:

- LEASE: 150 year lease from 30th June 2017 (143 years remaining).
- SERVICE CHARGE: £1,400 per year.
- GROUND RENT: £229.50 per year.

SECOND FLOOR

NO ONWARD CHAIN

GATED UNDERCROFT ALLOCATED PARKING

LIFT ACCESS TO ALL FLOORS

IMMACULATE CONDITION THROUGHOUT

MODERN SHOWER ROOM

OPEN PLAN LOUNGE/KITCHEN/DINER

SPACIOUS HALLWAY WITH STORAGE

**STONES THROW FROM EDEN SHOPPING
CENTRE**

WALKING DISTANCE TO TRAIN STATION







Desborough Road

Approximate Gross Internal Area
498 sq ft / 46.3 sq m



CH
2.56 = 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.

Estate Agents
Hursts

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk