



Flat 2, Baxter House Kitchener Road, High Wycombe, Buckinghamshire, HP11 2SA

A well presented two bedroom, ground floor flat offered to the market with no onward chain. Located to the west of High Wycombe's town centre, this property is within close proximity to junction 4 of the M40 and walking distance of the recreational parkland. The accommodation comprises; entrance hall, open plan kitchen diner with Patio doors to communal garden space, two bedrooms and family bathroom. The property benefits from UPVC double glazing, allocated parking, gas central heating and is offered to the market with NO ONWARD CHAIN.

LEASEHOLD INFORMATION:

125 YEAR LEASE FROM 2004 WITH 104 YEARS REMAINING

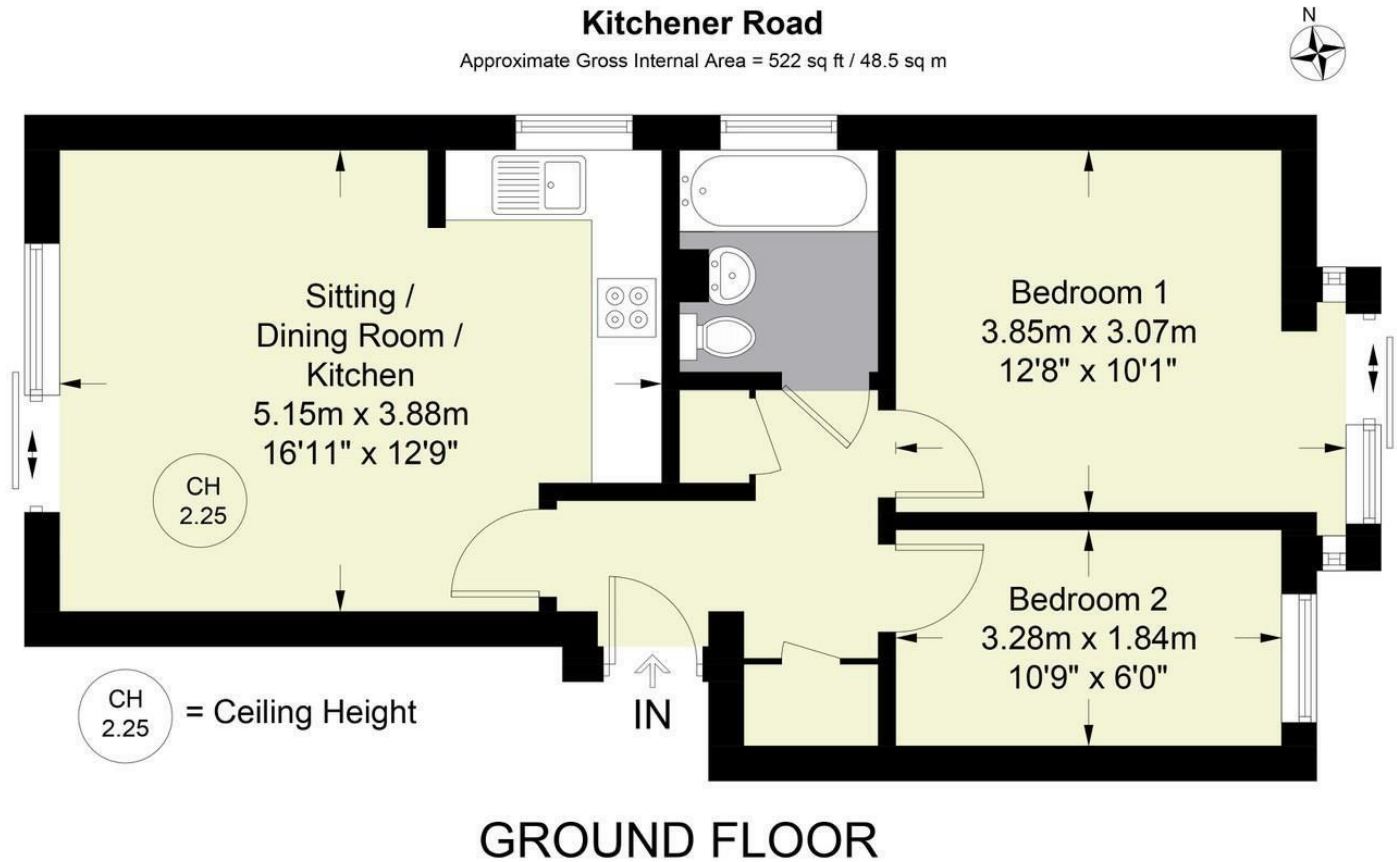
SERVICE CHARGE: £1600 PER ANNUM.

GROUND RENT: £100 PER ANNUM (REVIEWED EVERY 25 YEARS AGAINST RPI)

NO ONWARD CHAIN
COMMUNAL GARDEN SPACE
ALLOCATED PARKING
CLOSE TO J.4 M40
WALK OF TOWN CENTRE
WALK OF GRAMMAR SCHOOLS
GAS CENTRAL HEATING
INTERNAL VIEWING ADVISED







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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