





# 6 Kings Court Easton Street, High Wycombe, Bucks, HP11 1NA

Offered to the market with NO ONWARD CHAIN is this spacious 725 Sq.Ft converted, two-bedroom, two bathroom duplex apartment with a HEALTHY LEASE located in the heart of High Wycombe town centre. The property is just a two-minute walk from the train station providing excellent transport links to London Marylebone.

The accommodation comprises; entrance hall, two spacious double bedrooms, one en-suite shower room, and a family bathroom. On the second floor, there is an open plan fitted kitchen and cosy living room with patio doors to a balcony with far-reaching views across the Rye. The property also benefits from: gas central heating, UPVC double glazing, allocated parking to the rear of the property. An internal viewing is highly recommended.

## Leasehold information:

- 125 years lease from 2001 (101 years remaining)
- Service Charge: £1,020 per annum
- Annual Ground Rent: £100 per annum

**NO ONWARD CHAIN**

**CLOSE TO TRAIN STATION**

**TWO BATHROOMS**

**ALLOCATED PARKING**

**LONG LEASE REMAINING**

**TOWN CENTRE LOCATION**

**TWO DOUBLE BEDROOMS**

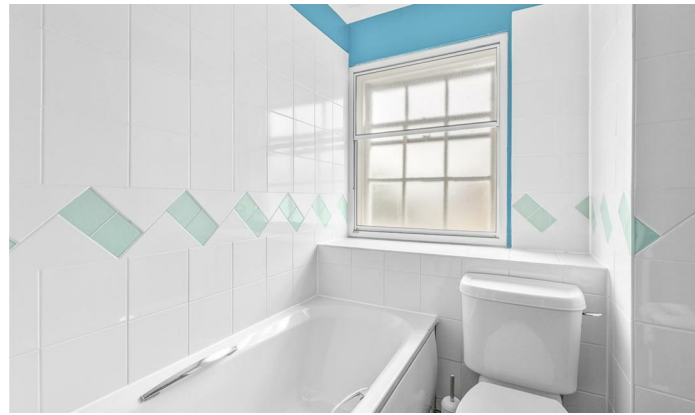
**UPVC DOUBLE GLAZING**

**FITTED KITCHEN**

**AN INTERNAL VIEWING IS HIGHLY  
RECOMMENDED**



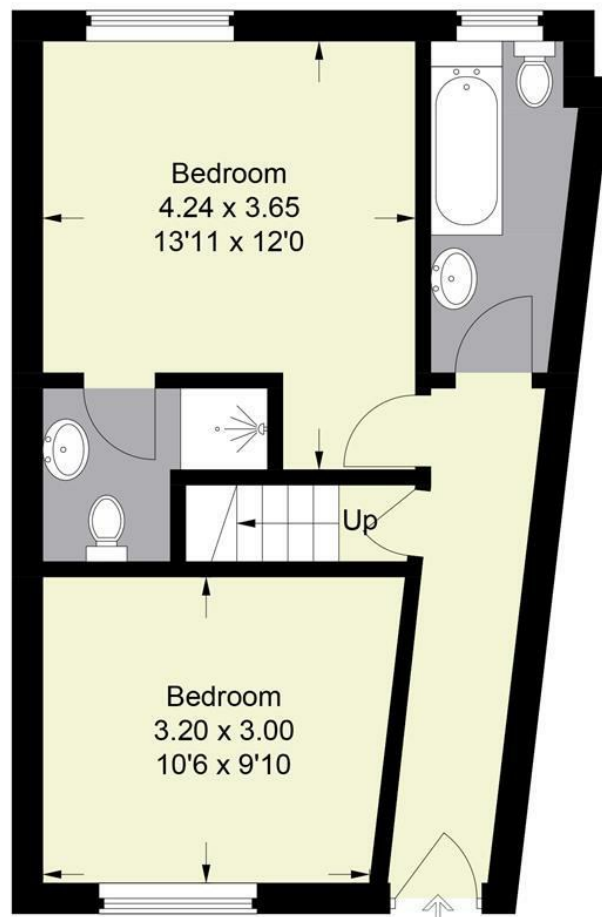




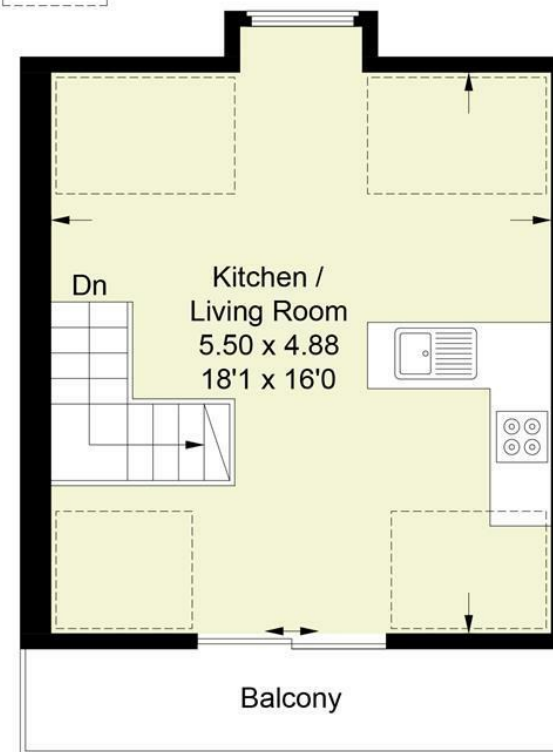
Approximate Gross Internal Area  
 First Floor = 39.9 sq m / 429 sq ft  
 Second Floor = 27.5 sq m / 296 sq ft  
 Total = 67.4 sq m / 725 sq ft



 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Hurst



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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)