





## 21, Greengate, Chairborough Road, High Wycombe, Bucks, HP12 3GZ

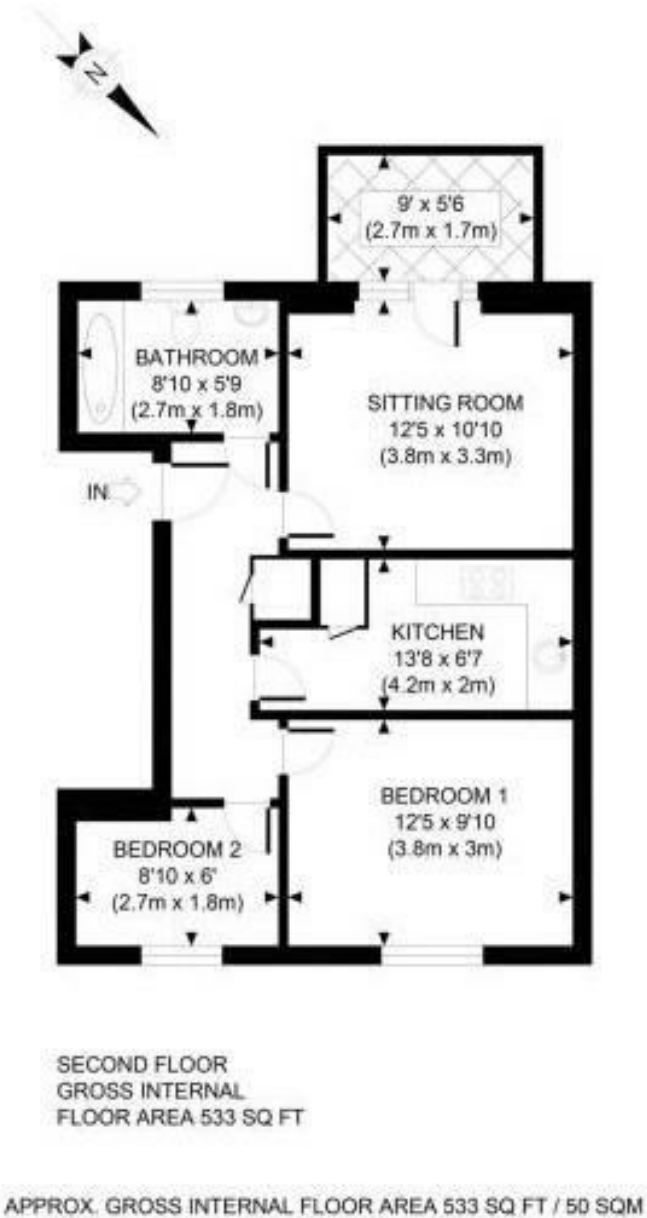
A well kept, two bedroom, top floor apartment that would make an ideal first time purchase or buy to let investment with a rental figure of around £1200-£1,250 PCM likely to be achievable in the current market. This small well cared for development is located within 30 minutes walk of High Wycombe's town centre and train station which offers a direct line service into London Marylebone, making it perfect for those looking to commute to London, as well as providing under croft parking for one vehicle with visitor bays. The accommodation comprises; communal entrance hall, hallway, lounge with French doors leading to a South facing balcony, separate fitted kitchen with new boiler, two bedrooms family bathroom. The property also benefits from; allocated parking and visitors bays, balcony, gas central heating and UPVC double glazing. The property is offered to the market with no onward chain and an internal viewing is highly recommended.



**WALK OF STATION & TOWN CENTRE**  
**TWO BEDROOMS & SOUTH FACING BALCONY**  
**TOP FLOOR APARTMENT**  
**ALLOCATED PARKING WITH VISITOR BAY**  
**UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**  
**NEWLY REPLACED BOILER**  
**SMALL DEVELOPMENT**  
**GOOD ACCESS TO JUNCTION 4 OF M40**  
**IDEAL FIRST TIME PURCHASE OR BUY TO LET**  
**PROPERTY**  
**NO ONWARD CHAIN**







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)