





# 5 Malvern Close, High Wycombe, Buckinghamshire, HP13 5SA

A FULLY REFURBISHED one DOUBLE bedroom ground floor apartment with AN EXTENDED LEASE (177 years remaining) offered to the market in IMMACULATE condition throughout. The property is located in a quiet tucked away leafy setting within walking distance of High Wycombe town centre and train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: entrance hall, open plan lounge/kitchen/diner with patio doors opening out to communal gardens, large double bedroom and modern fitted bathroom. The property further benefits: large storage cupboard, gas central heating (boiler last serviced in Feb 2025), front & rear gardens, off street residents parking with ample on street parking available.

## LEASEHOLD INFORMATION:

- EXTENDED LEASE (177 years)
- GROUND RENT: £10 (indefinitely - does not increase)
- SERVICE CHARGE: £455 (per annum)
- COUNCIL TAX BAND: A

## GROUND FLOOR

**FULLY REFURBISHED THROUGHOUT**

**IMMACULATE CONDITION**

**EXTENDED LEASE (177 YEARS)**

**FRONT & REAR GARDENS**

**MODERN FITTED FAMILY BATHROOM**

**OPEN PLAN LOUNGE/KITCHEN**

**PATIO DOORS OPENING TO COMMUNAL  
GARDENS**

**SHORT WALK TO TOWN CENTRE**

**OFF STREET RESIDENTS PARKING**





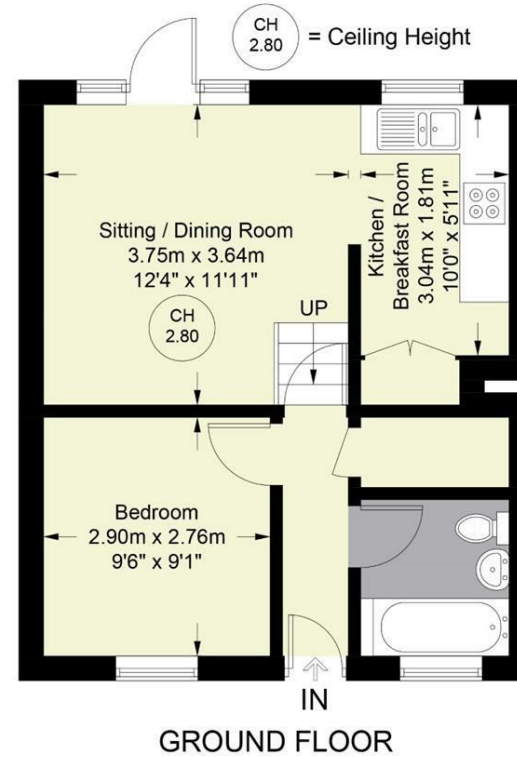






## Malvern Close

Approximate Gross Internal Area  
405 sq ft / 37.6 sq m



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  
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