



*Asking Price*

**£300,000**

*Leasehold*



A well maintained, two bedroom, two bathroom, ground floor apartment, situated in a modern development in the sought after Pinions area. The property is situated within walking distance of local supermarkets and only a short drive from the train station, which offers convenient links to London. The accommodation comprises; open planned living area with modern kitchen and breakfast bar, large balcony overlooking the rear communal gardens, principal bedroom with en-suite shower room, further double bedroom, modern bathroom. The property also benefits from; double glazing, efficient electric central heating, secure gated underground parking with shared visitor spaces, communal gardens.

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- UNDERGROUND PARKING
- OPEN PLAN LIVING AREA
- LONG LEASE REMAINING
- COMMUNAL GARDENS
- DOUBLE GLAZING
- LARGE BALCONY



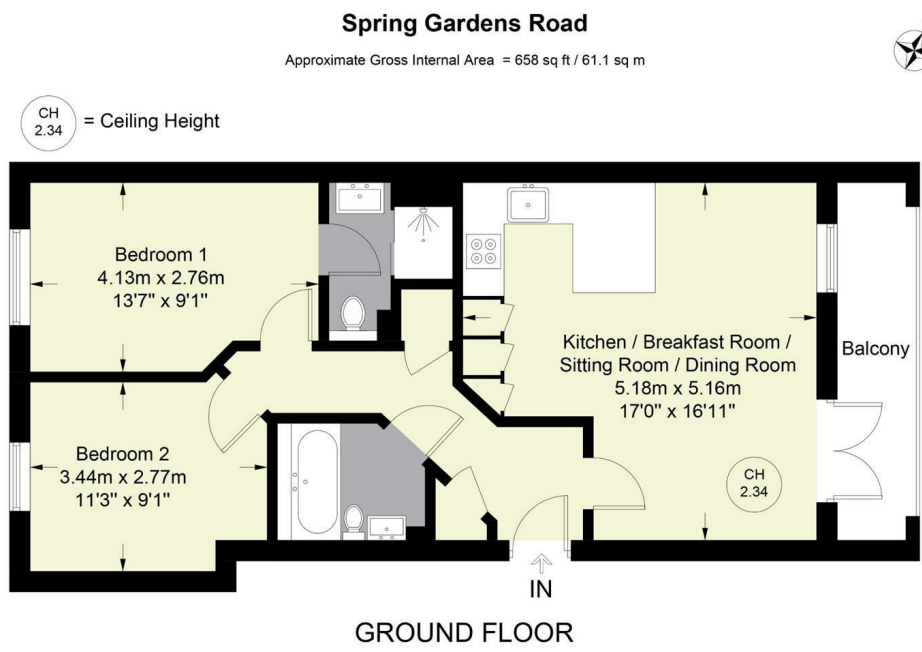
**1 Riverlock Court, Spring Gardens Road, High Wycombe, Bucks, HP13**

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Lease length: 136 years remaining. Service charge: £1570 per annum. Ground Rent: £265 per annum and reviewed every 25 years using RPI (Retail price index). EPC Rating: C. Council Tax Band: C.



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 the Solicitor.