



Estate Agents
Hurst

14 Wye Gardens, Fryers Lane, High Wycombe, Bucks, HP12 3DU
£215,000

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A stunning top floor one bedroom apartment with an EXTENDED LEASE (167 years remaining) offered to the market in immaculate condition throughout. The property forms part of a modern gated development on the west side of High Wycombe, backing onto a stream and open parkland. The accommodation comprises: entrance hall, large open plan lounge/kitchen/diner with vaulted ceiling opening to a private balcony, large double bedroom and modern family bathroom. The property further benefits: gated allocated parking, additional visitors bays, LONG LEASE, no ground rent payable, gas central heating (boiler last serviced in January 2025) and UPVC double glazing.

LEASEHOLD INFORMATION:

- 189 year lease from 1st Jan 2003 (167 years remaining).
- Service charge: £693.01 every six months.
- Ground rent: N/A.
- Council tax band: B



**SOUGHT AFTER GATED DEVELOPMENT
LONG EXTENDED LEASE (167 YEARS
REMAINING)
IMMACULATE CONDITION THROUGHOUT
LARGE OPEN PLAN LIVING SPACE
VAULTED CEILING OPENING TO BALCONY
BEAUTIFUL VIEWS ACROSS PARKLAND
GATED ALLOCATED PARKING
NO GROUND RENT PAYABLE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING**





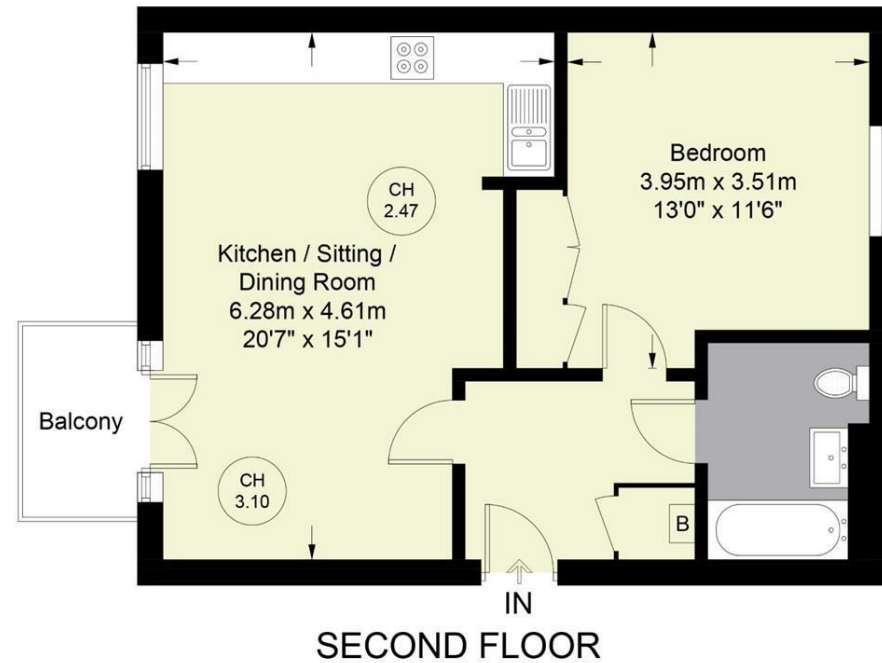


Wye Gardens, Fryers Lane

Approximate Gross Internal Area = 557 sq ft / 51.8 sq m



CH
3.10 = Ceiling Height



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.

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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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