



£350,000 *Leasehold*

This spacious, two bedroom ground floor apartment has been very well maintained by its present owner and is in excellent condition throughout. The accommodation includes; entrance hall, open-plan living/dining room with door to large covered balcony, modern fitted kitchen with integrated appliances, large double bedroom, contemporary bathroom. A brilliant example of a well-thought-out, modern apartment block that offers the convenience of town centre living with the benefits of a private balcony and secure off-street parking. The property also benefits from; modern electrical radiator heating, double glazing, fitted wardrobes, shared communal garden, secure gated allocated parking. This apartment is located just a five minute walk from High Wycombe train station (which connects to London Marylebone in under 30 minutes) and the beautiful Rye Park making it an ideal purchase for a commuter.

- WALK OF STATION
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- ALLOCATED PARKING
- PRIVATE BALCONY
- MODERN FITTED KITCHEN
- OPEN PLAN KITCHEN
- SHARED COMMUNAL GARDEN
- LONG LEASE
- INTEGRATED APPLIANCES

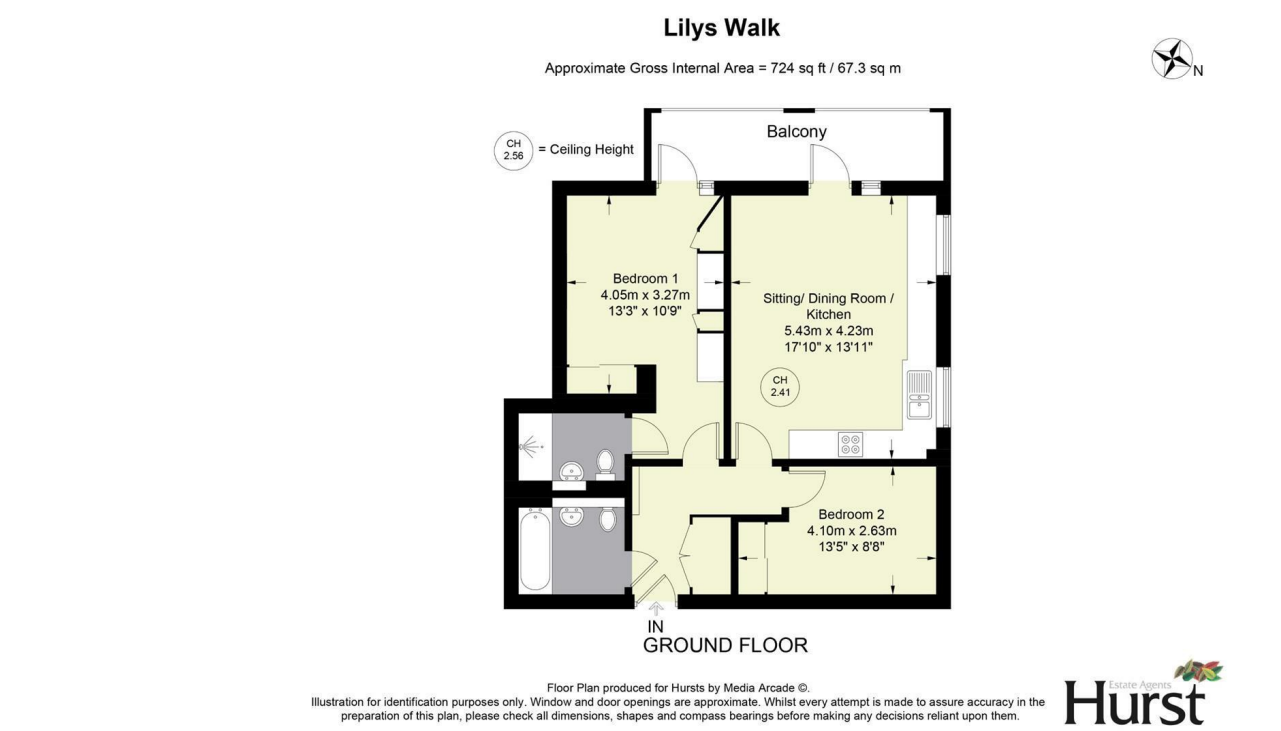


1 The Pavilion, Lilys Walk, High Wycombe, Bucks, HP11 2FX

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASE LENGTH: 155 YEARS FROM 2021, THEREFORE 151 YEARS REMAINING. GROUND RENT:
£300 PA. SERVICE CHARGE: £2,800.00 PA.

EPC Rating: 76



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.