



**£82,250**      *Leasehold*

**\*\*35% SHARED OWNERSHIP\*\***

A beautifully presented two-bedroom second floor apartment, offered to the market with a 35% shared ownership and a LONG LEASE. This attractive property represents an ideal opportunity for first-time buyers to get onto the property ladder, and would also appeal to professionals and commuters thanks to its excellent transport links — Junction 3 of the M40 is just a short drive away, providing convenient access to London and surrounding areas. The property comprises; welcoming entrance hallway, spacious living room that opens onto a private balcony — perfect for relaxing or entertaining, newly refurbished fitted kitchen with contemporary units and ample worktop space, two well-proportioned double bedrooms and a family bathroom finished to a good standard. The property further comprises; gas central heating, UPVC double glazing throughout, and permit parking for residents.

- 35% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- PERMIT PARKING
- NEWLY REFURBISHED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO SCHOOL & SHOPS
- BALCONY WITH LOVELY VIEWS
- IDEAL FOR FIRST TIME BUYERS



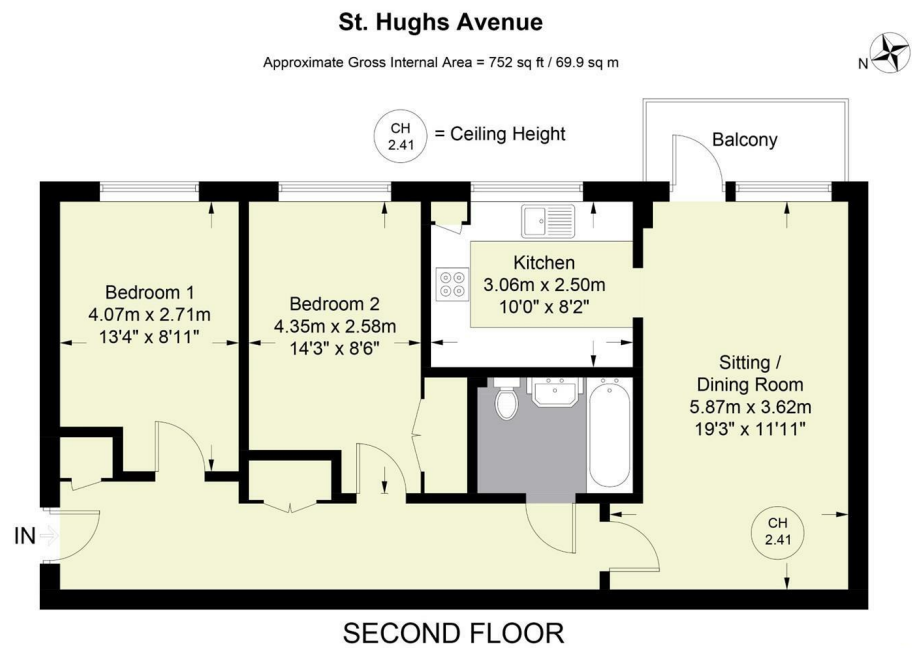
**182 St. Hughs Avenue, High Wycombe, Bucks, HP13 7UH**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors



LEASEHOLD INFORMATION: 189 year lease with 170 years remaining. Service charge: £1,269.48 per annum, paid monthly. Ground rent: Peppercorn.

EPC Rating: 78



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.