



Estate Agents  
**Hurst**

2 Park House, 31 London Road, High Wycombe, Bucks, HP11 1WQ

£325,000

# 2 Park House, 31 London Road, High Wycombe, Bucks, HP11 1WQ

A rare opportunity to purchase this stunning two bedroom, ground floor apartment that benefits from its own entrance and is offered in superb condition throughout. This superb development comes with communal gardens, views across the beautiful Rye parkland and provides secure private gated, allocated parking to the rear of the property with visitor bays. This small development of just 12 apartments are located right in the heart of High Wycombe town centre, just two minutes from the mainline railway station which offers a 24 minute service to London Marylebone making it ideal for those still looking to commute to London Marylebone. This historic listed building was adapted and extended in 2019 to offer these wonderful and individual apartments and number two comes with a light and airy open plan living/dining room and a high quality kitchen including fitted appliances, both the bedrooms are large doubles and modern bathroom finished to an extremely high standard. The property further benefits from gas central heating, sash windows, allocated parking with visitor bays, 125 year lease with 121 years remaining and a huge storage space off the lounge area.

We cannot stress enough the huge benefits of this prime, central, tucked away location which is literally two minutes from the station connecting commuters to London Marylebone in as little as 24 minutes as well as offering similar access to the town centre and popular open Rye Parkland. An early and internal viewing is highly recommended.

**TWO BEDROOM GROUND FLOOR APARTMENT  
ALLOCATED PARKING WITH SECURE GATED  
ACCESS**

**GAS CENTRAL HEATING & SASH WINDOWS  
SUPERB CONDITION THROUGHOUT**

**BENEFITS FROM ITS OWN ENTRANCE  
LESS THAN FIVE MINUTES WALK OF THE TRAIN  
STATION**

**TWO DOUBLE BEDROOMS**

**REMAINDER OF A 125 YEAR LEASE**

**CLOSE TO TOWN & THE RYE PARKLAND**

**INTERNAL VIEWING ADVISED**





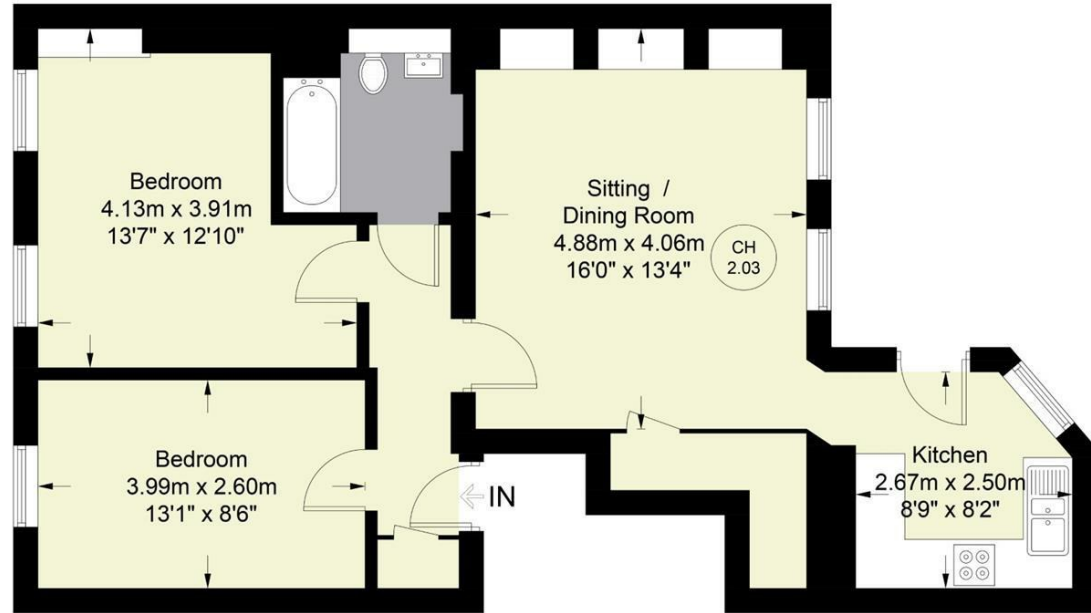


## London Road

Approximate Gross Internal Area = 722 sq ft / 67.1 sq m



CH  
2.03 = Ceiling Height



### LOWER GROUND FLOOR

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)