

97 St Hughs Avenue, High Wycombe, Buckinghamshire, HP13 7TZ - £185,000

A well presented first floor apartment with balcony in a popular location to the East of High Wycombe.

| Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen With New Worcester Boiler Fitted in 2024 | Double Bedroom | Recently Fitted Carpet | Modern White Bathroom Suite | Gas Central Heating To Radiators | Double Glazed Windows | Good Size Balcony With Far Reaching Valley Views | Residents Car Parking | Popular East Side Location |

A well-presented, one-bedroom, first floor apartment situated in a popular residential development on the East side of High Wycombe. This good size apartment has been well-maintained and is offered with gas central heating to radiators, sealed unit double glazed windows, a modern fitted kitchen with a new Worcester boiler fitted in 2024, modern white bathroom, good size bedroom with recently fitted carpet, a spacious living room with newly fitted carpet and balcony with far reaching valley views. Externally there is residents car parking plus additional visitors parking spaces.

Price... £185,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	81	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



LOCATION

Approximately 1.2 miles from High Wycombe centre with local shops and buses into the town pass close by. Approximately 30 minutes walk to the train station. Town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large 'Kingsmead' and 'Rye' parks about a 5-minute drive. Two M40 junctions are less than ten minutes drive.

DIRECTIONS

From the town centre ascend the A404 Amersham Hill and continue to the top and at the second mini-roundabout turn right into Totteridge Lane. Continue along Totteridge Lane over two mini-roundabouts, at the third roundabout turn left into Hicks Farm Rise. Follow the road down and take the first turning on the right into St Hughes Avenue where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 107 Years remaining: Service Charge; £2292.00 Per annum: Ground Rent; £200.00 Per annum.

COUNCIL TAX

Band B

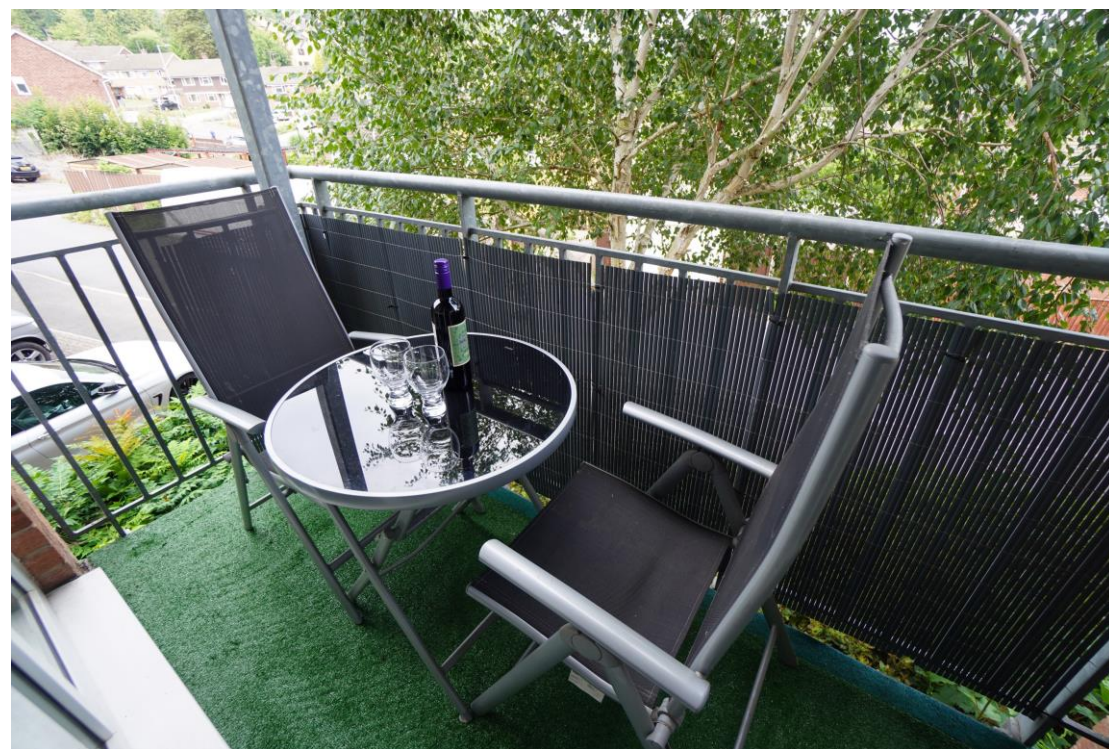
EPC RATING

B

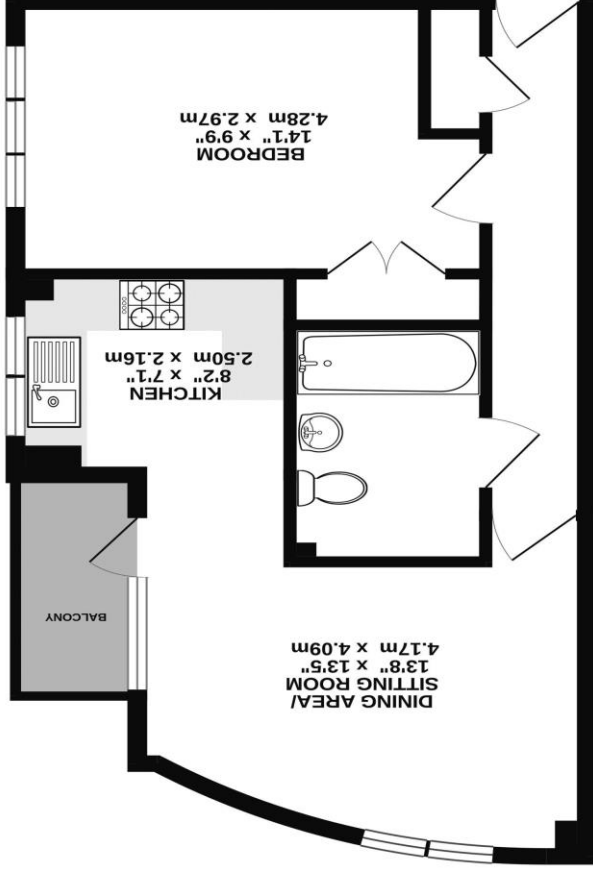
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



FIRST FLOOR APARTMENT
517 sq.ft. (48.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership