

Hurst Estate Agents

28 Newland Gate Lilys Walk, High Wycombe, Bucks, HP11 2FZ

£335,000

# 28 Newland Gate Lilys Walk, High Wycombe, Bucks, HP11 2FZ

Hurst are delighted to market this bright and spacious two bedroom, top floor apartment, ideally positioned within this well-maintained development and benefiting from lift access to all floors. This popular, modern development is situated on the doorstep of High Wycombe town centre amenities and within walking distance of the mainline railway station.

Accommodation comprises: spacious entrance hall with large storage cupboard, open-plan lounge/diner, private balcony, modern kitchen with fitted appliances, two double bedrooms with built-in wardrobes, principal bedroom with en-suite and contemporary bathroom.

The property further benefits from lift access to all floors, allocated parking for one vehicle, private balcony, HVAC system, electric heating and UPVC double glazing throughout.

The property would make a superb first-time purchase, especially for those looking to commute to London, with the train station within walking distance offering a direct service into London Marylebone in under 30 minutes. The property is also only a five minute drive from the M40 motorway.

LEASE TERM: 146 Year Remaining of a 155 year lease term
GROUND RENT: £330 per annum
SERVICE CHARGE: £1,266.94 per annum

**TOP FLOOR APARTMENT WITH LIFT ACCESS**
**PRIVATE BALCONY**
**TWO DOUBLE BEDROOMS**
**ALLOCATED PARKING**
**CLOSE TO TOWN CENTER AND STATION**
**IMMACULATE CONDITION**
**CONTEMPORARY BATHROOM**
**LONG LEASE**
**UPVC DOUBLE GLAZING**
**EARLY INTERNAL VIEWING ADVISED**
















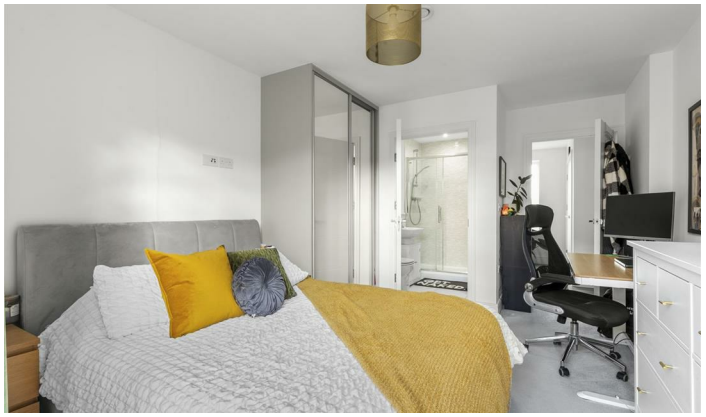









# Newland Gate, Lilys Walk

Approximate Gross Internal Area = 770 sq ft / 71.5 sq m




Floor Plan produced for Hursts by Media Arcade Ltd ©.
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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