

Estate Agents
Hurst

43 Lingfield Close, High Wycombe, Buckinghamshire, HP13 7ER

£180,000

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We are pleased to bring to market this immaculate, two bedroom apartment in very good condition throughout. The property comprises; open plan sitting/dining room, modern kitchen with integrated oven and hob, two bedrooms, family bathroom. The property further benefits: one allocated parking space with several communal visitor bays, UPVC double glazing, loft storage and modern electric radiator style heating, an internal viewing is highly recommended. This wonderful apartment is situated on the popular east side of High Wycombe, just a short walk of Kingsmead Park and conveniently placed for junction 3 of the M40 and High Wycombe railway station that offers a direct line service into London Marylebone. The property is a perfect opportunity for both first time buyers and investors alike.

Lease: Extended with152 years remaining.
Ground Rent: £0 Peppercorn.
Service Charge: £1,600 per annum.

FAR REACHING VIEWS
EXTENDED LEASE
ZERO GROUND RENT
MODERN KITCHEN
ELECTRIC RADIATOR STYLE HEATING
UPVC DOUBLE GLAZING
CLOSE TO STATION
ALLOCATED PARKING
LARGE LOUNGE/DINER
IDEAL FIRST TIME PURCHASE













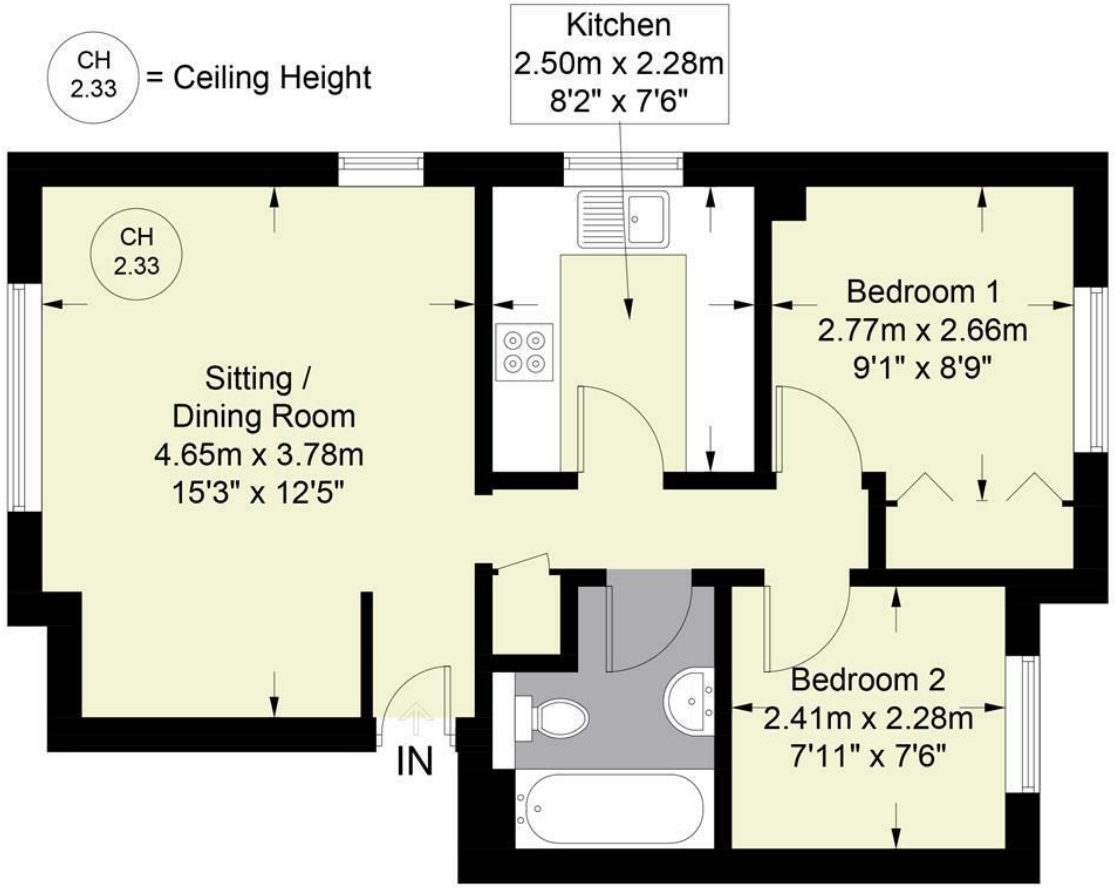






Lingfield Close

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m



SECOND FLOOR

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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