Hurst Estate Agents

Asking Price **£190,000** *Leasehold*

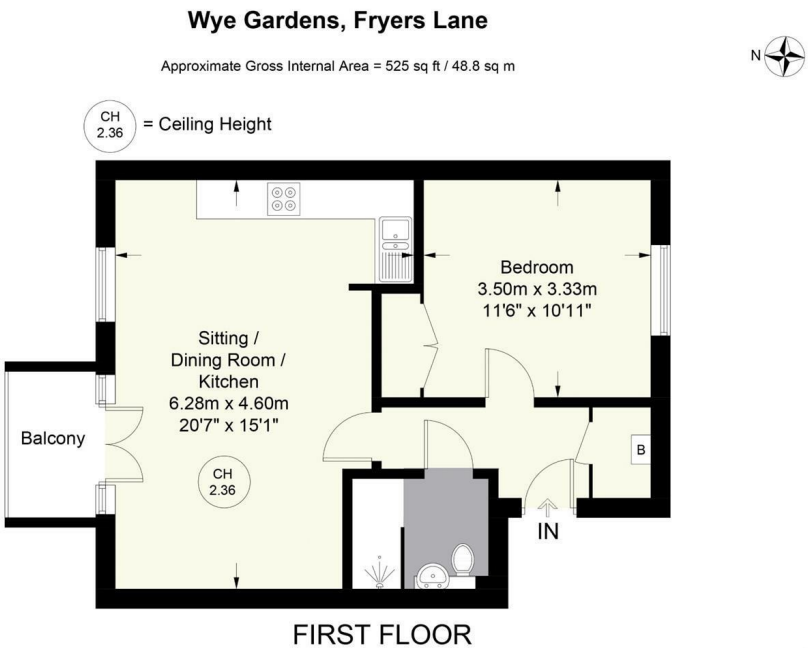
A bright and spacious one double bedroom apartment offered to the market in a gated development, with a LONG LEASE REMAINING (121 YEARS) and NO ONWARD CHAIN. The property is situated in a small private gated block of apartments in a quiet and tucked away street on the East side of High Wycombe, just a stones throw from the town centre and a short drive to the motorway - ideal location for commuters. The accommodation comprises: entrance hall, spacious lounge and open planned fitted kitchen, with a balcony that oversees the rear park, large double bedroom and modern family bathroom. The property further benefits: long lease remaining, gas central heating, UPVC double glazing, low service charge, an allocated bay parking. An internal viewing is advised.

- ONE DOUBLE BEDROOM APARTMENT
- LOW MAINTENENCE CHARGES
- MODERN FITTED BATHROOM
- GATED DEVELOPMENT
- GAS CENTRAL HEATING
- LONG LEASE REMAINING
- GATED ALLOCATED PARKING
- CLOSE TO TOWN CENTRE & MOTORWAY
- NO ONWARD CHAIN
- AN INTERNAL VIEWING IS RECOMMENDED

17 Wye Gardens, Fryers Lane, High Wycombe, Buckinghamshire, HP12

LEASE LENGTH- 121 YEARS REMAINING SERVICE CHARGE- £1300 PA GROUND RENT- £200 PA

EPC Rating: 81



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 the Solicitor.