



Estate Agents  
**Hurst**

37 Kennedy Avenue, High Wycombe, Bucks, HP11 1BX  
£335,000

# 37 Kennedy Avenue, High Wycombe, Bucks, HP11 1BX

A superb two bedroom, bright top floor apartment (second floor), that has been extremely well maintained by its current owner and is in excellent condition throughout. Situated in one of the most sought-after locations in High Wycombe, and tucked away just off Daws Hill Lane. Built by the reputable Berkeley Group, this development is surrounded by a 34-acre country park managed/maintained by the freeholder, including woodland walks, play areas, a fitness trail and wellness garden. This well presented property provides an open plan and modern living/kitchen/dining area that comes with a top-specification kitchen, equipped with integrated appliances, double bedroom with fitted wardrobes, en-suite shower room and stunning views from the balcony, a second double bedroom, contemporary family bathroom. The flat also benefits from; allocated parking, ample communal visitor bays, gas central heating, double glazing and is a short drive of junction 3 or 4 of the M40 and High Wycombe train station making it perfect for those looking to commute. With natural light abundant throughout would offer a spacious feel and the peaceful, quiet location makes this top floor property a perfect opportunity for first time buyers or someone looking to downsize to a high end flat.

#### LEASEHOLD INFORMATION

Lease -115 years remaining  
Ground Rent - £250 PA  
Service charge - £2,427.12

**TWO DOUBLE BEDROOMS**  
**PRIVATE BALCONY**  
**OPEN PLAN LIVING**  
**EXCELLENT CONDITION**  
**INTEGRATED APPLIANCES**  
**TWO BATHROOMS**  
**GAS CENTRAL HEATING**  
**34-ACRE PARKLAND**  
**PRIME LOCATION**  
**DOUBLE GLAZING**





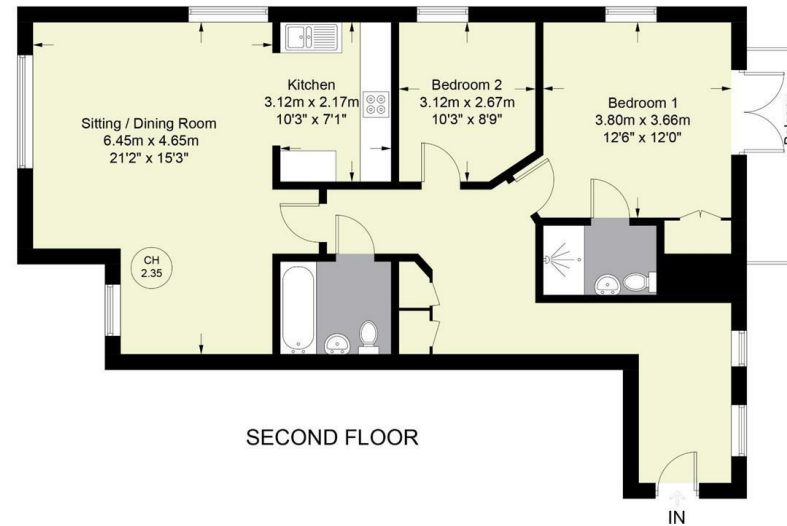


### Kennedy Avenue

Approximate Gross Internal Area = 892.1 sq ft / 82.9 sq m



CH 2.35 = Ceiling Height



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.



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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