




Estate Agents
Hurst

47 Peatey Court, Princes Gate, High Wycombe, Bucks, HP13 7AY
Offers In Excess Of £200,000

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Offered to the market with NO ONWARD CHAIN, this bright and spacious two bedroom second floor apartment is presented in good condition throughout and is situated within the highly sought after Princes Gate development. Ideally located just 0.8 miles from High Wycombe railway station, the property offers excellent transport links, with direct services to London Marylebone in under 30 minutes, making it an ideal choice for commuters. The apartment is equally well suited to first time buyers, investors, or those seeking a conveniently located home within easy reach of the town centre and local amenities.

The well proportioned accommodation comprises: an entrance hall, a generous lounge/dining room, a spacious fitted kitchen, two bedrooms, and a family bathroom. Further benefits include: allocated parking, a secure entry intercom system, well maintained communal gardens and UPVC double glazing throughout.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 125 years from 1/2/2001
- GROUND RENT: £340.69 P.A
- SERVICE CHARGE: £1,446 P.A



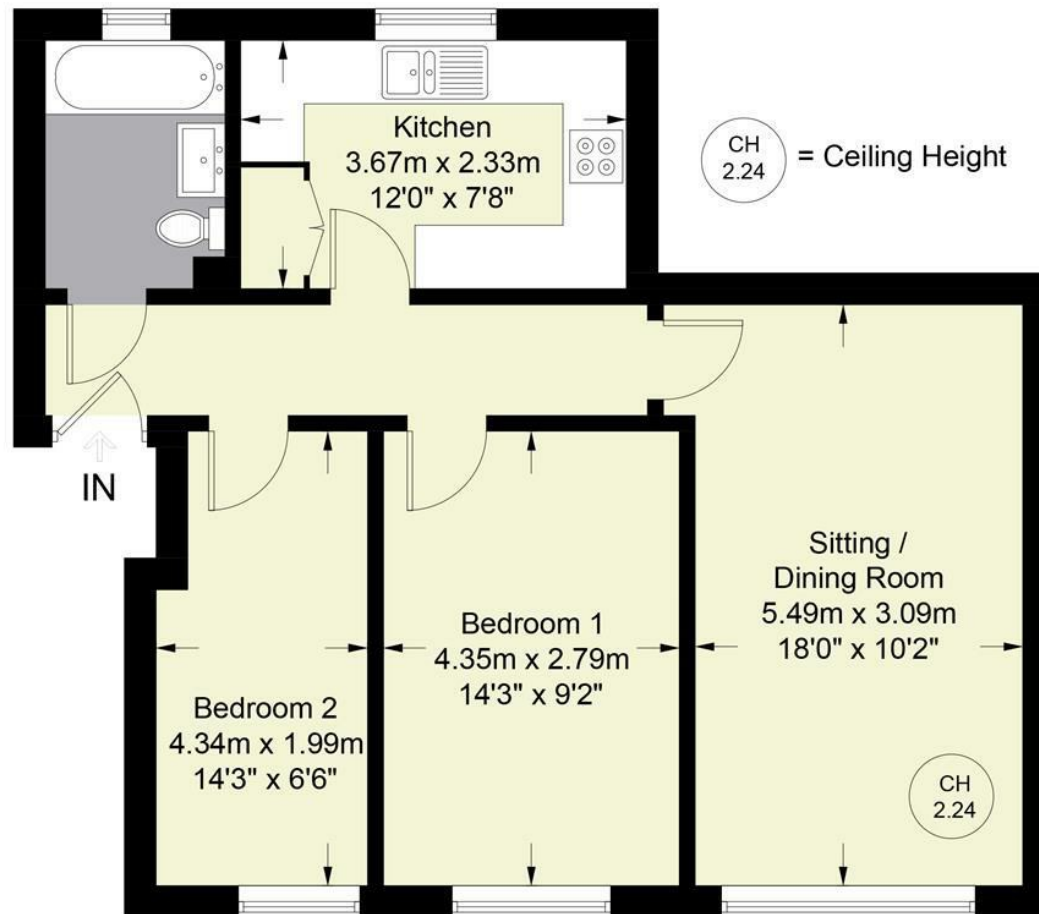
SECOND FLOOR APARTMENT
WALK OF TRAIN STATION
NO ONWARD CHAIN
SOUGHT AFTER DEVELOPMENT
TWO BEDROOMS
SPACIOUS LOUNGE/DINER
FAR REACHING VIEWS
ALLOCATED PARKING
SECURITY INTERCOM SYSTEM
UPVC DOUBLE GLAZING





Peatey Court, Princes Gate

Approximate Gross Internal Area
641 sq ft / 59.6 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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