



39 Lovegrove House, Ercolani Aveue, High Wycombe, Buckinghamshire, HP13 7FZ

An extremely well presented, two DOUBLE bedroom second floor apartment with a SOUTH FACING BALCONY. The accommodation comprises; entrance hall (with large storage cupboard), large open plan lounge/kitchen/diner with French doors leading to the balcony, two DOUBLE bedrooms and modern family bathroom. The property further benefits: Large attic storage, allocated parking bay, communal visitor bays, security intercom system and UPVC double glazing.

The property is located within a popular modern development situated within walking distance of High Wycombe town centre, mainline railway station (which connects to London Marylebone in less than 30 minutes) and the beautiful Rye Park & Lido, the property is perfectly positioned for both professionals and first-time buyers alike.

Leasehold information:

Lease: 125 years with 103 years remaining.

Ground Rent: £468.62 per annum

Service Charge: £1685.88 per annum



CLOSE TO TOWN CENTRE AND STATION

ALLOCATED PARKING

SOUTH FACING BALCONY

LARGE ATTIC STORAGE

CONTEMPORARY BATHROOM

MODERN FITTED KITCHEN

PARK VIEWS

TWO DOUBLE BEDROOMS

SECURITY INTERCOM SYSTEM

UPVC DOUBLE GLAZING





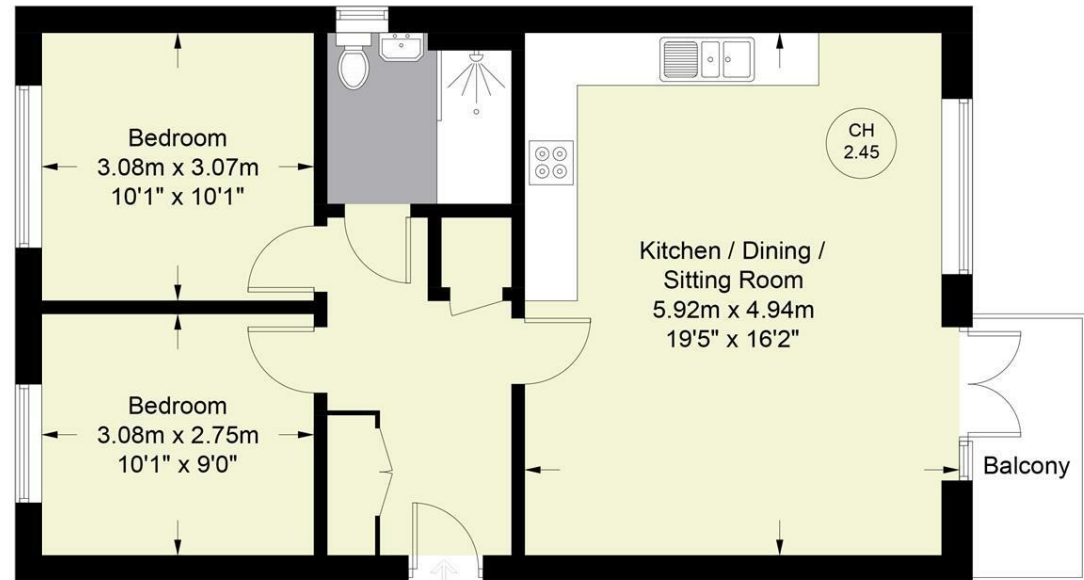


Ercolani Avenue

Approximate Gross Internal Area
Ground Floor = 662 sq ft / 61.5 sq m



CH
2.45 = Ceiling Height



IN
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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