



PCM

**£1,200**



\*\*\*AVAILABLE NOW\*\*\*

A bright and spacious one double bedroom first floor apartment, offered to the market in excellent condition throughout and on an UNFURNISHED basis. The apartment is conveniently located adjacent to Wycombe Retail Park on the east side of High Wycombe, offering easy access to junction 3 of the M40 and just a short drive from the town centre and mainline railway station which directly connects to London Marylebone in under 30 minutes. The accommodation comprises: entrance hall, spacious storage cupboard, open-plan lounge/ kitchen/ diner, generous double bedroom with built-in wardrobes, and a modern bathroom. Additional benefits include: allocated gated underground parking, communal courtyard gardens, security intercom system and double glazing throughout.

HOLDING FEE: £276.92

DEPOSIT REQUIRED: £1,384.62

- FIRST FLOOR APARTMENT
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- COMMUNAL COURTYARD GARDENS
- SECURE INTERCOM SYSTEM
- UNFURNISHED
- CLOSE TO LOCAL AMENDITIES & MOTORWAY
- COUNCIL TAX BAND B
- GATED UNDERGROUND PARKING
- AN INTERNAL VIEWING IS ADVISED



**20 Ream Court, Ryemead Boulevard, High Wycombe, Bucks, HP11 1GG**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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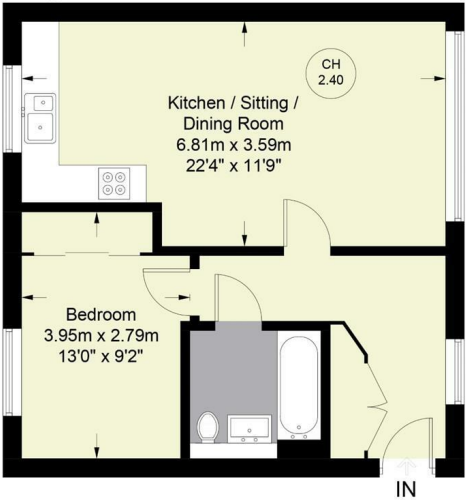
EPC Rating: 79

Ream Court

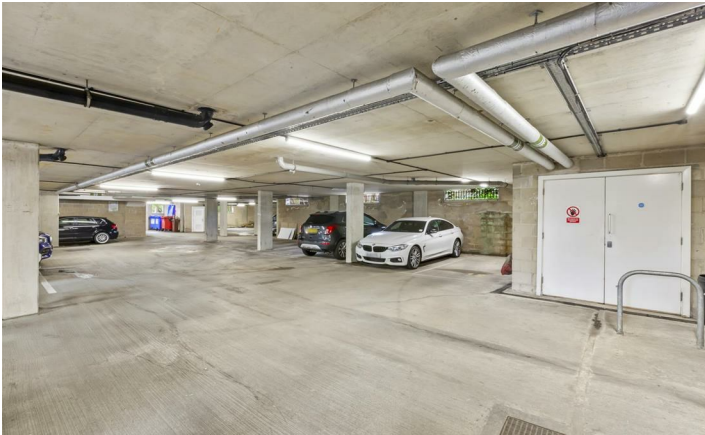
Approximate Gross Internal Area = 513 sq ft / 47.7 sq m



CH 2.40 = Ceiling Height



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.



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.