



Estate Agents  
**Hurst**

8 Riversdale House, 41 London Road, High Wycombe, Bucks, HP11 1BN  
£325,000

# 8 Riversdale House, 41 London Road, High Wycombe, Bucks, HP11 1BN

A well-presented two-bedroom first-floor apartment, with a SHARE OF FREEHOLD and NO GROUND RENT, built in 2009 and set within a secure gated development with far reaching views over the beautiful Rye Park, and conveniently located within walking distance of High Wycombe town centre and train station. The station offers direct rail links to London Marylebone, making the property an ideal choice for commuters. The property comprises; spacious entrance hall, sitting/dining room with separate modern fitted kitchen, family bathroom, two double bedrooms with one of them having an en-suite bathroom, and a partially boarded loft. The property further comprises; gated allocated parking, uPVC double glazing, communal gardens and high ceilings with large sash windows which floods the apartment with natural light. An internal viewing is highly advised.

LEASEHOLD INFORMATION: LEASE: 107 years remaining.  
SERVICE CHARGE: £1,800 per year. GROUND RENT: PEPPERCORN.



- SECURE GATED DEVELOPMENT**
- TWO DOUBLE BEDROOMS**
- CLOSE TO TOWN & TRAIN STATION**
- MODERN KITCHEN**
- BUILT IN 2009**
- EDWARDIAN STYLE PROPERTY**
- COMMUNAL GARDENS**
- ALLOCATED PARKING**
- UPVC DOUBLE GLAZING**
- AN INTERNAL VIEWING IS ADVISED**





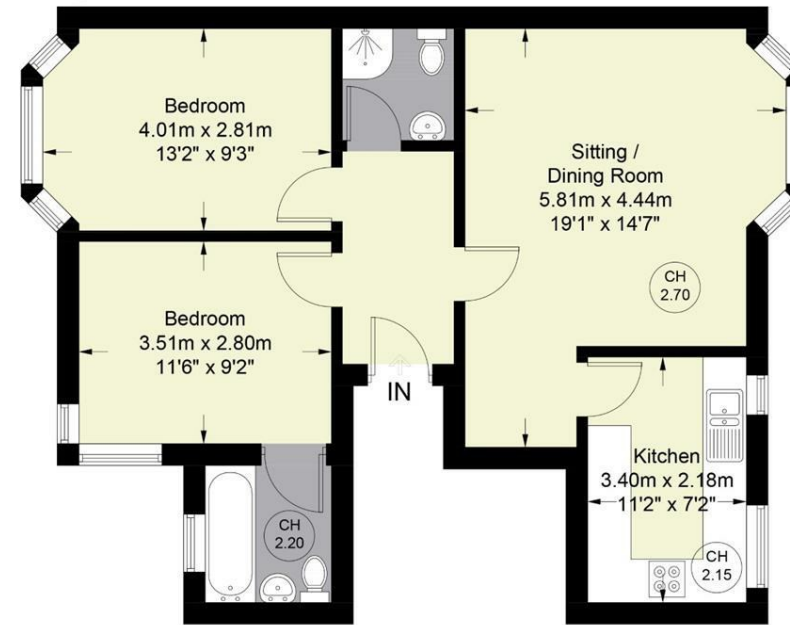


## London Road

Approximate Gross Internal Area = 669 sq ft / 62.2 sq m



CH 2.56 = Ceiling Height



### FIRST FLOOR

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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