Hurst Estate Agents

128a Abercromby Avenue, High Wycombe, Buckinghamshire, HP12 3BJ

£200,000

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A well presented and generously proportioned one bedroom ground floor maisonette set within an attractive Victorian period conversion. Benefiting from FRONT & REAR GARDENS and ample off street parking, this charming home offers an excellent opportunity for first time buyers or investors alike.

The property is offered with a 50% SHARE OF FREEHOLD, alongside the remainder of a 999 year lease, and no ground rent - making it a highly appealing and cost effective purchase. Ideally positioned on the western side of High Wycombe, it is within easy walking distance of the town centre, nearby green open spaces and junction 4 of the M40.

The accommodation comprises a bright living room with a bay window and feature fireplace, a spacious fitted kitchen/breakfast room, a large double bedroom with bay window, and a family bathroom.

Further benefits include: front and rear gardens (with large shed), allocated off street parking plus two additional visitor bays, roof replaced in 2017, gas central heating with a new boiler installed in 2023, and UPVC double glazing.

Leasehold Information:
- Lease length: 999 years from 1988.
- Ground rent: Nil.
- Service charge: Nil.
- Buildings insurance: Last renewed February 2026 at £181.50.
- Council tax band: B.

GROUND FLOOR MAISONETTE

PRIVATE FRONT & REAR GARDENS

ALLOCATED OFF STREET PARKING

50% SHARE OF FREEHOLD

999 YEAR LEASE FROM 1988

ZERO GROUND RENT

LOUNGE WITH FIRE PLACE

LARGE DOUBLE BEDROOM WITH BAY WINDOW

GAS CENTRAL HEATING (NEW BOILER INSTALLED 25/4/23)

WALKING DISTANCE OF TOWN CENTRE

mini

Abercromby Avenue

Approximate Gross Internal Area Ground Floor = 442 sq ft / 41.1 sq m
(Excluding Shed)

GROUND 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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