



**23 Southbourne House Amersham Hill, High Wycombe, HP13 6HJ**

**£265,000**

## 23 Southbourne House Amersham Hill

High Wycombe, High Wycombe

- Spacious Two Storey Maisonette in Convenient Town Centre Location
- Two Generous Bedrooms and Modern Bathroom
- Lounge/Dining Room With Balcony. Modern Kitchen
- Communal Grounds and Garage in Block Nearby
- Gas Central Heating, Double Glazing, No Onward Chain
- Leasehold; 165 Years remaining: Service Charge; £1679.95 Per annum: No Ground Rent Payable

Situated just off Amersham Hill within a few minutes walk from High Wycombe station with 25-minute London Marylebone trains. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a 5-minute drive

Council Tax band: C

Tenure: Leasehold; 165 Years remaining: Service Charge; £1679.95 Per annum

EPC Energy Efficiency Rating: D

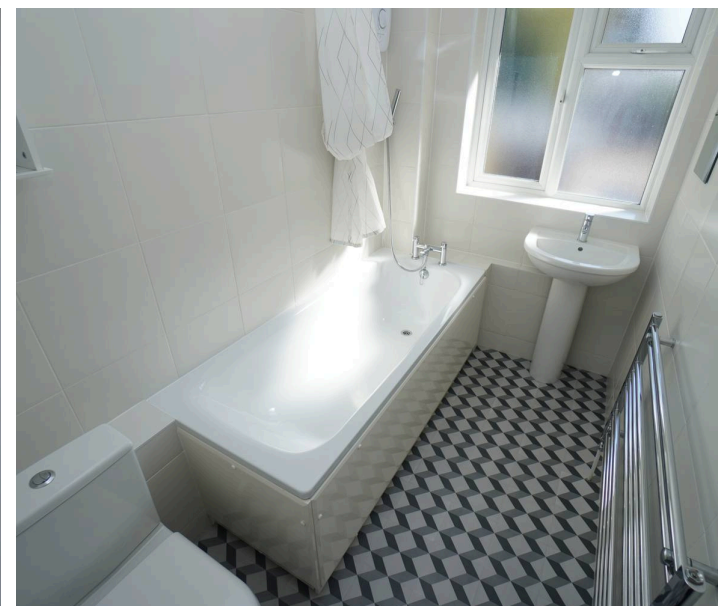
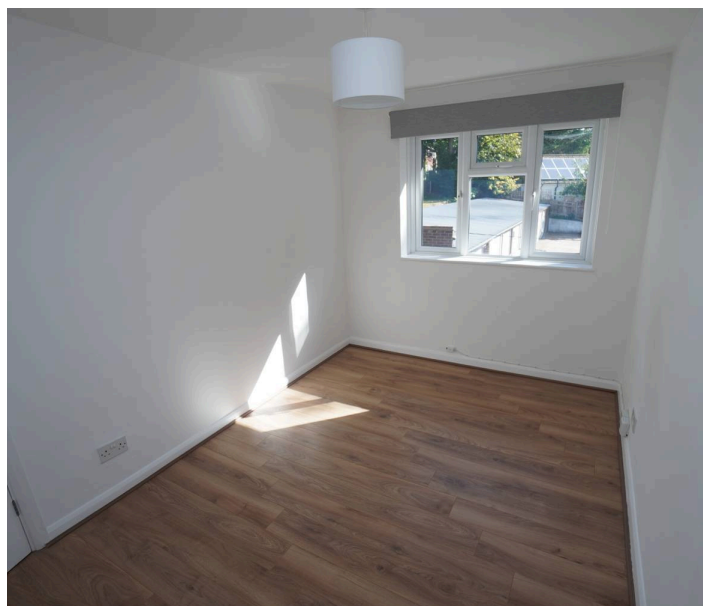
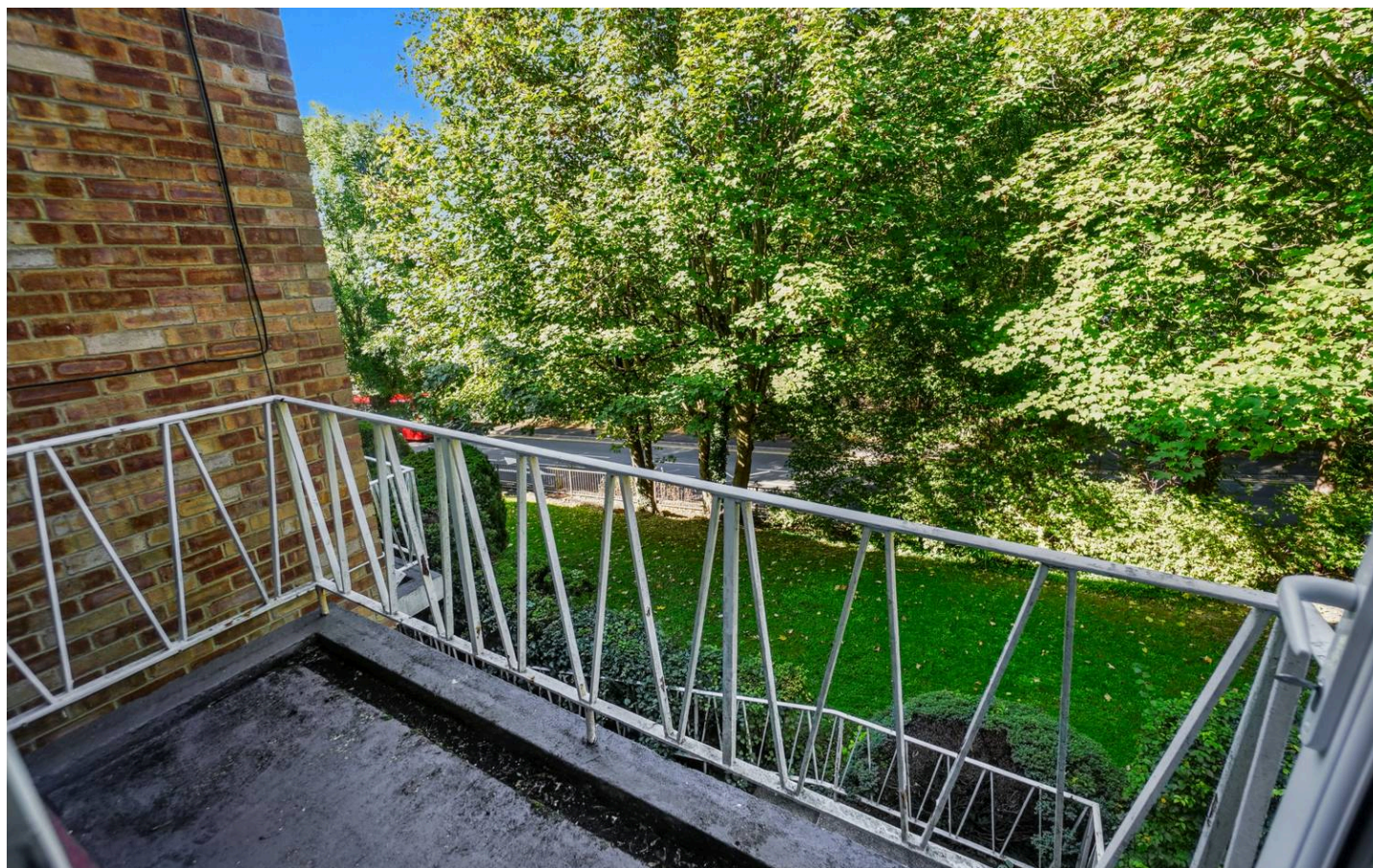


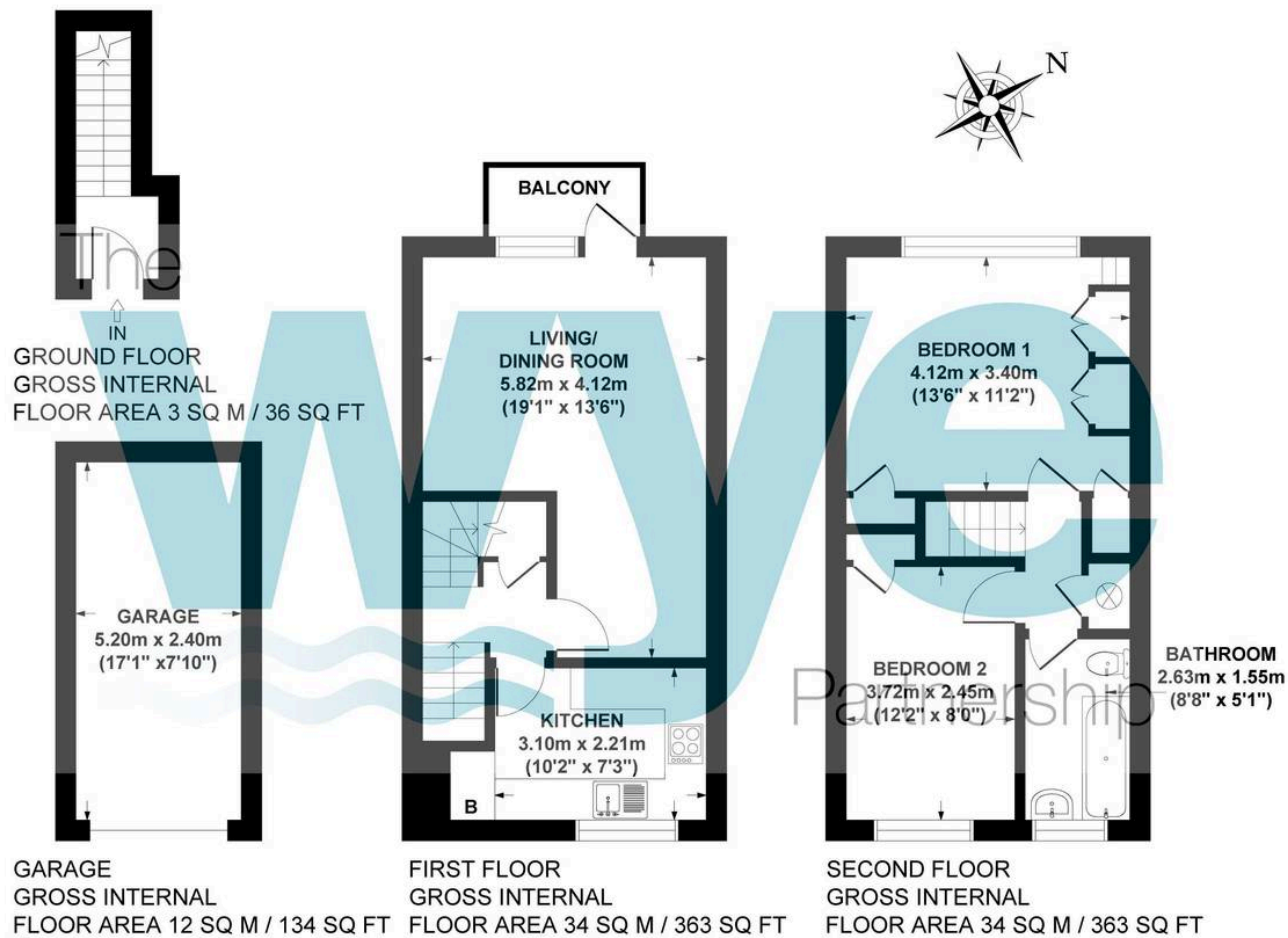
## 23 Southbourne House Amersham Hill

High Wycombe, High Wycombe

Spacious and well presented two-storey maisonette in town centre location

Situated just a stone's throw from High Wycombe Railway Station and the town centre, a very well presented two-storey maisonette with well proportioned accommodation having the benefit of gas central heating and double glazed windows. There is a balcony from the lounge, a modern fitted kitchen and bathroom, and two generous bedrooms. The property also benefits from having a garage close by. No onward chain and early vacant possession is available.





**SOUTHBOURNE HOUSE, HIGH WYCOMBE, HP13 6HJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 896 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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