



Estate Agents
Hurst

45 Gandon Vale, High Wycombe, Buckinghamshire, HP13 5LG
£175,000

45 Gandon Vale, High Wycombe, Buckinghamshire, HP13 5LG

Offered to the market with a newly extended lease (upon completion of sale) and presented in immaculate condition throughout, this superb top floor one bedroom apartment is situated in the highly sought after Downley area of High Wycombe, within easy reach of the town centre and train station. The accommodation comprises a welcoming entrance hall, a spacious and light-filled lounge/diner, and a contemporary fitted kitchen. The generous double bedroom benefits from excellent built-in storage, while the stylish bathroom has been recently refitted to a high standard, creating a modern and turnkey home ready for immediate occupation. The property also enjoys the added reassurance of a secure communal entrance with entry system, along with well-maintained communal grounds. Externally, there is an allocated parking bay, additional visitor spaces, and ample unrestricted on-street parking available. High Wycombe town centre is easily accessible via local pathways and offers a wide range of amenities including the Eden Shopping Centre, numerous restaurants, the Swan Theatre, and a mainline train station providing direct links into London in under 30 minutes.

LEASEHOLD INFORMATION:

- LEASE LENGTH: Will be extended to a new term of 125 years +, upon completion of sale.
- SERVICE CHARGE: £150.92 PCM (£1,811.04 P.A)
- GROUND RENT: £130 P.A



TOP FLOOR APARTMENT

IMMACULATE CONDITION THROUGHOUT

NEWLY EXTENDED LEASE (UPON COMPLETION OF SALE)

EXCELLENT BUILT IN STORAGE

SPACIOUS LOUNGE/DINER

CONTEMPORARY KITCHEN

SECURITY ENTRY SYSTEM

ALLOCATED PARKING & VISITORS BAYS

WELL MAINTAINED COMMUNAL GARDENS

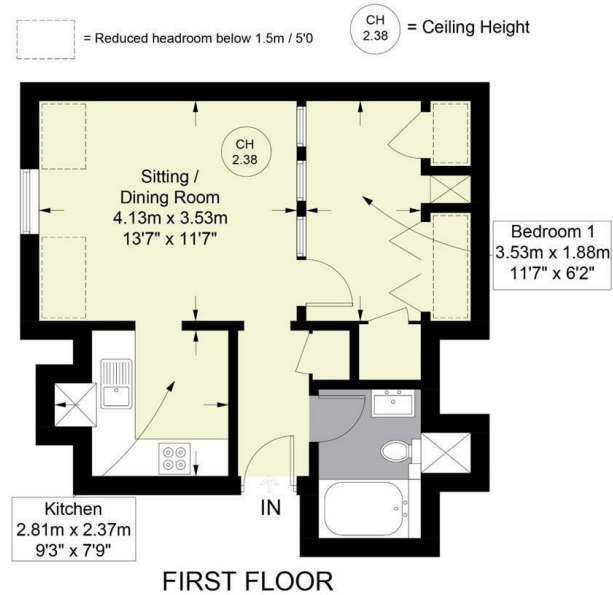
CLOSE TO TOWN & TRAIN STATION





Gandon Vale

Approximate Gross Internal Area = 437 sq ft / 40.6 sq m



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk