



Estate Agents  
**Hurst**

37 Kennedy Avenue, High Wycombe, Bucks, HP11 1BX  
£335,000

# 37 Kennedy Avenue, High Wycombe, Bucks, HP11 1BX

A superb and exceptionally spacious two-bedroom, top-floor apartment (second floor) offering over 890 sq ft of modern living space. Built by the highly-regarded Taylor Wimpey, this property has been meticulously maintained and is in excellent condition throughout.

Situated in a prime High Wycombe location tucked away just off Daws Hill Lane, the apartment features a bright, open-plan living/kitchen/dining area perfect for modern life.

The top-specification kitchen comes fully equipped with integrated appliances. The accommodation includes a primary double bedroom with fitted wardrobes and a private en-suite shower room, a second double bedroom - ideal for guests or a home office, and a contemporary family bathroom. A standout feature is the private balcony which provides stunning elevated views. Being on the top floor, the property enjoys an abundance of natural light and the benefit of no neighbors above. Additional benefits include allocated parking, ample communal visitor bays, gas central heating, and double glazing. Perfectly positioned for commuters, the home is a short drive (7 mins) or walk (25 mins) from High Wycombe train station and short drive (5 mins) from junctions 3 or 4 of the M40. This peaceful and quiet location offers a high-end feel, making it a perfect opportunity for first-time buyers or those looking to downsize.

#### LEASEHOLD INFORMATION

Lease -115 years remaining

Ground Rent - £250 PA

Service charge - £2,427.12

**TWO DOUBLE BEDROOMS**

**PRIVATE BALCONY**

**OPEN PLAN LIVING**

**EXCELLENT CONDITION**

**INTEGRATED APPLIANCES**

**TWO BATHROOMS**

**GAS CENTRAL HEATING**

**34-ACRE PARKLAND**

**PRIME LOCATION**

**DOUBLE GLAZING**





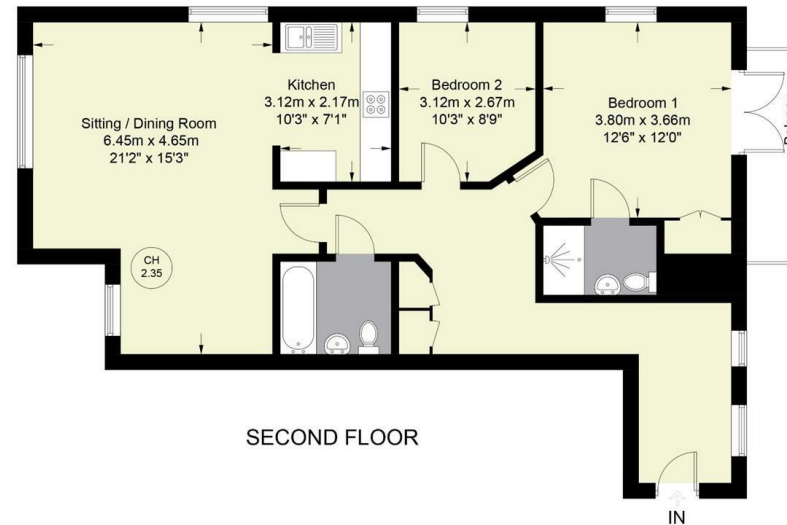


## Kennedy Avenue

Approximate Gross Internal Area = 892.1 sq ft / 82.9 sq m



CH 2.35 = Ceiling Height



SECOND 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.

Hurst Estate Agents

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