



43 Lingfield Close, High Wycombe, Buckinghamshire, HP13 7ER

We are pleased to present this immaculate two bedroom apartment offered to the market in a great condition throughout. The property is a perfect purchase for first time buyers and investors. The property comprises one double bedroom, plus a further bedroom currently used as office/study, open plan sitting/dining room, family bathroom and separate kitchen. The property further benefits: allocated parking and visitor bays, UPVC double glazing, loft storage and electric heating, An internal viewing is highly recommended.

This wonderful apartment is situated on the popular east side of High Wycombe, just a short walk of Kingsmead Park and conveniently placed for junction 3 of the M40 and High Wycombe railway station that offers a direct line service into London Marylebone.

Lease Information:

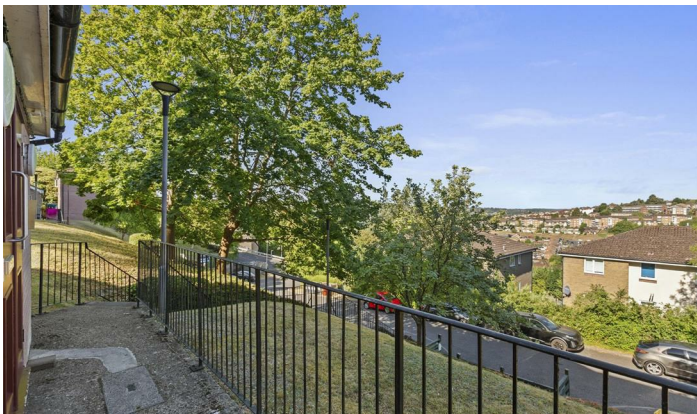
Lease: Newley extended with 152 years remaining.

Ground Rent: £0 Peppercorn

Service Charge: £1,600 per annum.

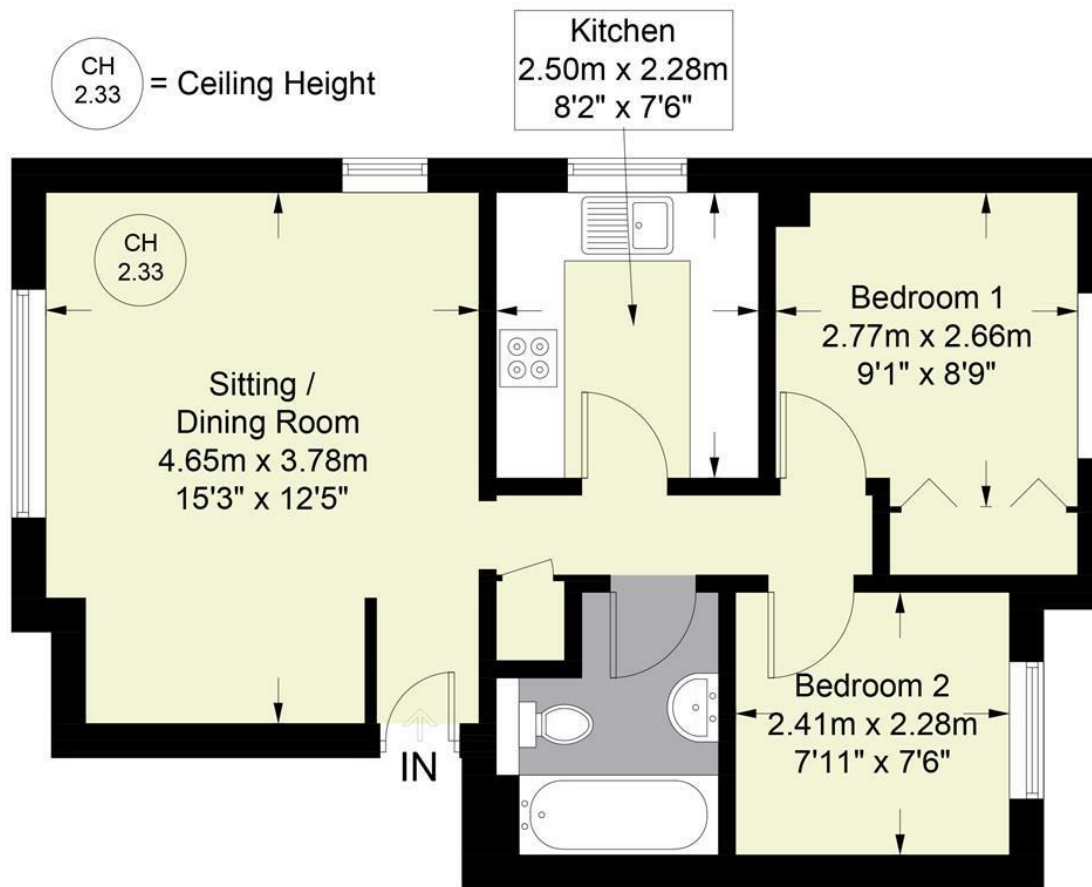
**TOP FLOOR APARTMENT
EXTENDED LEASE
PEPPERCORN GROUND RENT
FAR REACHING VIEWS
ELECTRIC HEATING
UPVC DOUBLE GLAZING
CLOSE TO STATION
ALLOCATED PARKING
LARGE LOUNGE/DINER
IDEAL FIRST TIME PURCHASE**





Lingfield Close

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m



SECOND 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.

Estate Agents
Hurst

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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