Estate Agents
Hurst







Asking Price **£190,000** *Leasehold*



Offered to the market with an EXTENDED LEASE and NO ONWARD CHAIN, this bright and spacious one double bedroom apartment enjoys a superb position within the sought-after gated development of Wye Gardens, on the West side of High Wycombe. Set alongside a picturesque stream and beautiful parkland, this attractive development offers a peaceful setting whilst remaining conveniently close to the town centre and excellent commuter links.

The apartment benefits from a private balcony overlooking the neighbouring park, providing a lovely outlook, and offers well-proportioned accommodation comprising: entrance hall, spacious lounge with open-plan fitted kitchen, generous double bedroom and a modern family bathroom.

Further benefits include a secure gated entrance, allocated parking space, gas central heating, UPVC double glazing and a low

- ONE DOUBLE BEDROOM APARTMENT
- LOW MAINTENENCE CHARGES
- MODERN FITTED BATHROOM
- GATED DEVELOPMENT
- GAS CENTRAL HEATING
- LONG LEASE REMAINING
- GATED ALLOCATED PARKING
- CLOSE TO TOWN CENTRE & MOTORWAY
- NO ONWARD CHAIN
- AN INTERNAL VIEWING IS RECOMMENDED





17 Wye Gardens, Fryers Lane, High Wycombe, Buckinghamshire, HP12

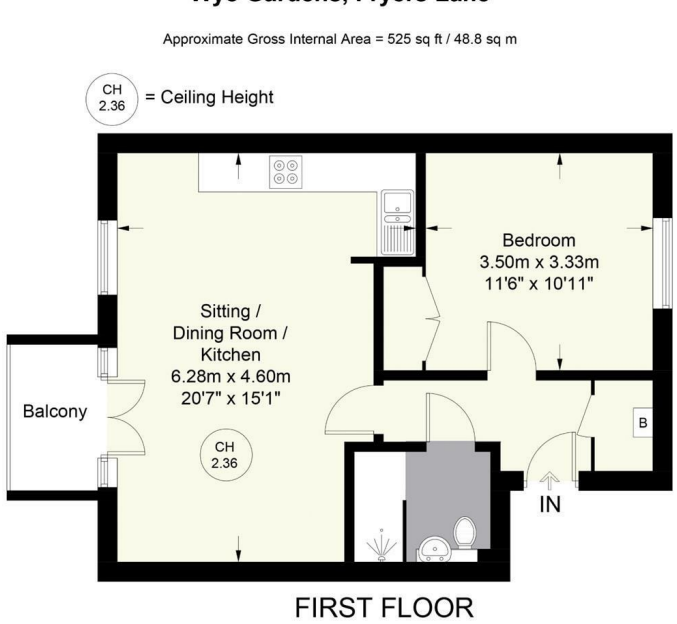
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LEASE LENGTH- 121 YEARS REMAINING SERVICE CHARGE- £1300 PA GROUND RENT- £200 PA **EPC Rating: 81**



Wye Gardens, Fryers Lane

Approximate Gross Internal Area = 525 sq ft / 48.8 sq m



FIRST 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









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 the Solicitor.