



124 St. Hughs Avenue

High Wycombe

- Gas Central Heating & Double Glazed Windows
- Two Double Bedrooms
- Good Size Lounge/Dining Room
- Private Outside Space
- Permit Parking For Two Cars

Approximately 1.2 miles from High Wycombe town centre with local shops and buses in to the town. The town offers extensive shopping facilities, numerous restaurants and leisure facilities which include a cinema, theatre and bowling alley. Surrounding countryside is close by with Kingsmead and The Rye park about a 5 minute drive. Two M40 junctions are less than ten minutes drive.

Council Tax Band: C

Tenure: Leasehold; 172 years remaining; Service Charge; £1900.56 per annum. There are no Ground Rent charges.

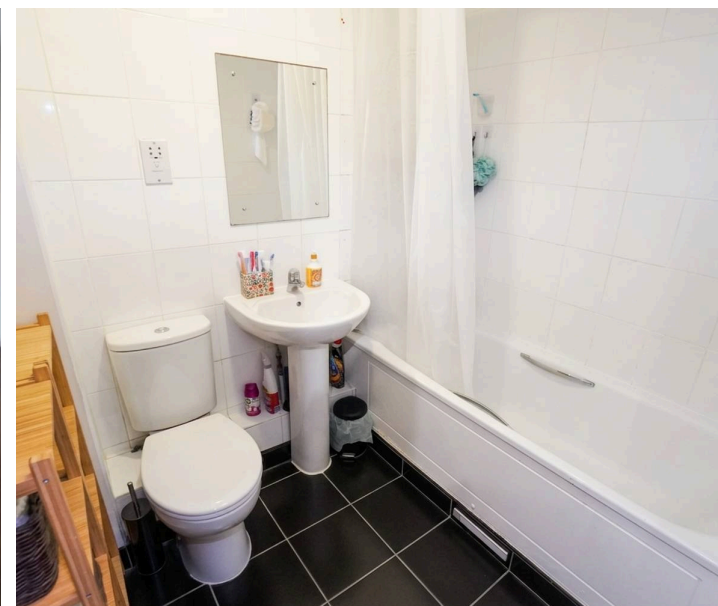
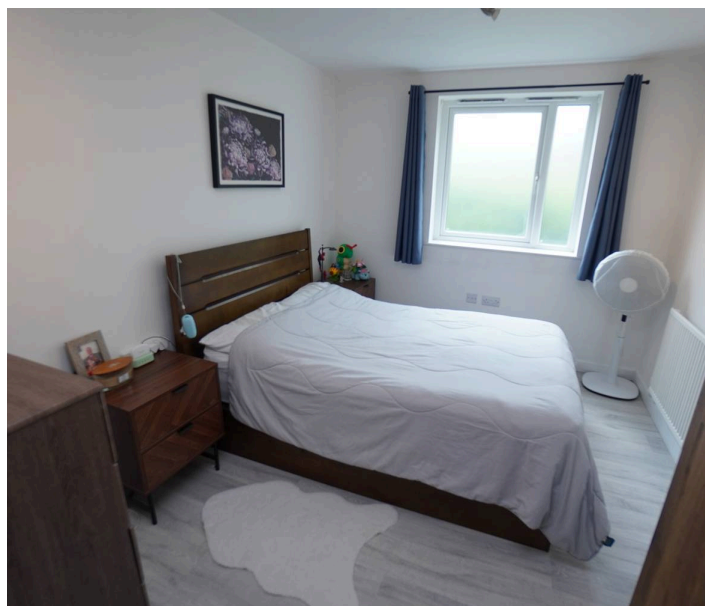
EPC Energy Efficiency Rating: C

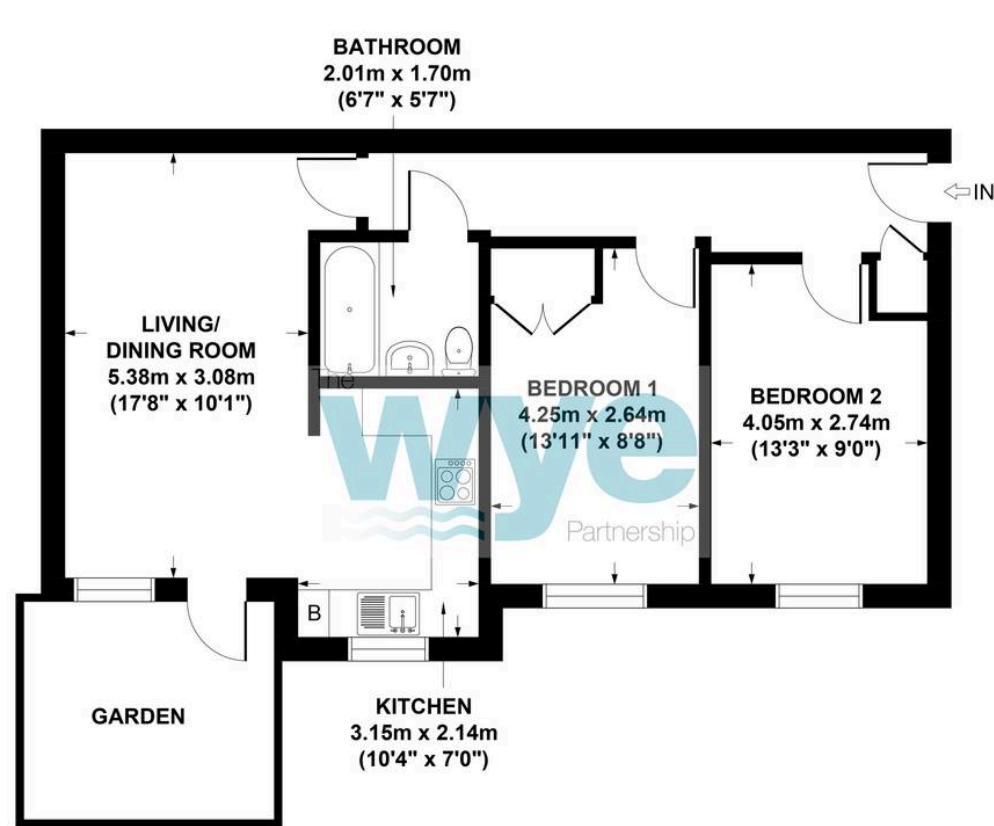


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This well-presented two bedroom flat offers comfortable and modern living, ideally situated for both convenience and practicality. Featuring gas central heating and double glazed windows throughout, the property ensures warmth and energy efficiency all year round. The accommodation comprises two generously sized double bedrooms, providing ample space for relaxation or working from home. The good size lounge and dining room create an inviting environment for entertaining guests or enjoying quiet evenings in. A recently fitted boiler adds to the property's appeal, offering peace of mind and reliability. Residents benefit from private car parking, ensuring ease of access and added security. The flat is designed to suit a range of buyers, from first-time purchasers to those seeking a well-located investment opportunity. Tasteful décor and modern fittings complement the practical layout, making this property move-in ready. Located close to local amenities, transport links, and schools, this flat combines comfort with convenience. Early viewing is highly recommended to fully appreciate the quality and space on offer.





GROSS INTERNAL
FLOOR AREA 61 SQ M / 656 SQ FT

ST HUGHES AVENUE, HIGH WYCOMBE, HP13 7TZ
APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 656 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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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

