



*Asking Price*

**£280,000**

*Leasehold*



Situated in a sought-after location in High Wycombe, and tucked away just off Easton Street in this private and modern development is this spacious, two-bedroom, first floor apartment, presented in excellent condition throughout. . Ideally positioned just a short walk from the train station, the property provides direct rail links into London Marylebone railway station, making it an excellent choice for commuters, first-time buyers, or investors. The accomodation comprises; entrance hall, shower room, open plan dining/living area with modern fitted kitchen and private balcony. The property further comprises; principle bedroom with en-suite family bathroom, further double bedroom, gas central heating, allocated parking out the front, uPVC double glazing and a long lease remaining. An internal viewing is advised.

- MODERN APARTMENT
- LONG LEASE REMAINING
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYERS
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- WALK OF TRAIN STATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- INTERNAL VIEWING ADVISED



## 5 College Court, Easton Street, High Wycombe, Bucks, HP11 1WP

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

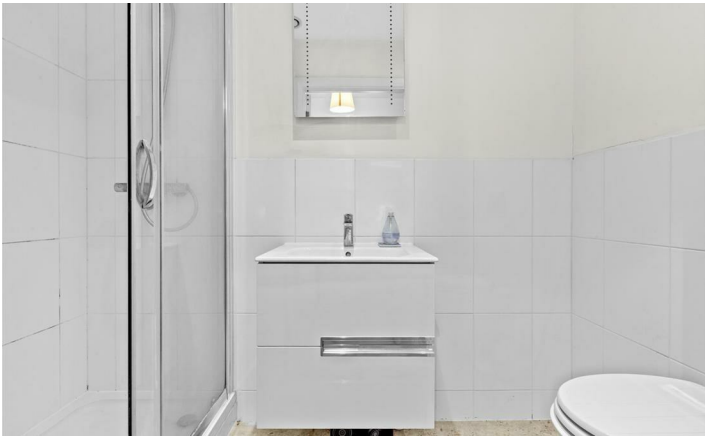
Leasehold information: Lease length: 125 year lease with 117 years remaining, Service Charge £2,082.00 per annum. Ground Rent: £335.00 per annum

EPC Rating: 85



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.