



Offers In Excess Of **£210,000** *Leasehold*



A well-presented first-floor, one-bedroom apartment built in 2006, offered to the market with a **NEWLY EXTENDED LEASE** and **NO ONWARD CHAIN**. Ideally situated just a two-minute walk from the Royal Grammar School and approximately a five-minute drive from High Wycombe train station and town centre, this property offers excellent convenience for commuters and is an ideal opportunity for first-time buyers and investors alike. The accommodation comprises; entrance hall, sitting/dining room with a private balcony, modern fitted kitchen, and a family bathroom featuring Jack-and-Jill access with doors from both the hallway and the double bedroom. The property further benefits; gas central heating, communal gardens, allocated parking, and uPVC double glazing. An internal viewing is advised.

- **FIRST FLOOR APARTMENT**
- **NEWLY EXTENDED LEASE**
- **ALLOCATED PARKING**
- **UVC DOUBLE GLAZING**
- **PRIVATE BALCONY**
- **IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE**
- **NO ONWARD CHAIN**
- **CLOSE TO TRAIN STATION & TOWN CENTRE**
- **COMMUNAL GARDENS**
- **AN INTERNAL VIEWING IS ADVISED**



Flat 3 Ridgeway Heights, Ridge Way, High Wycombe, Bucks, HP13 5BE

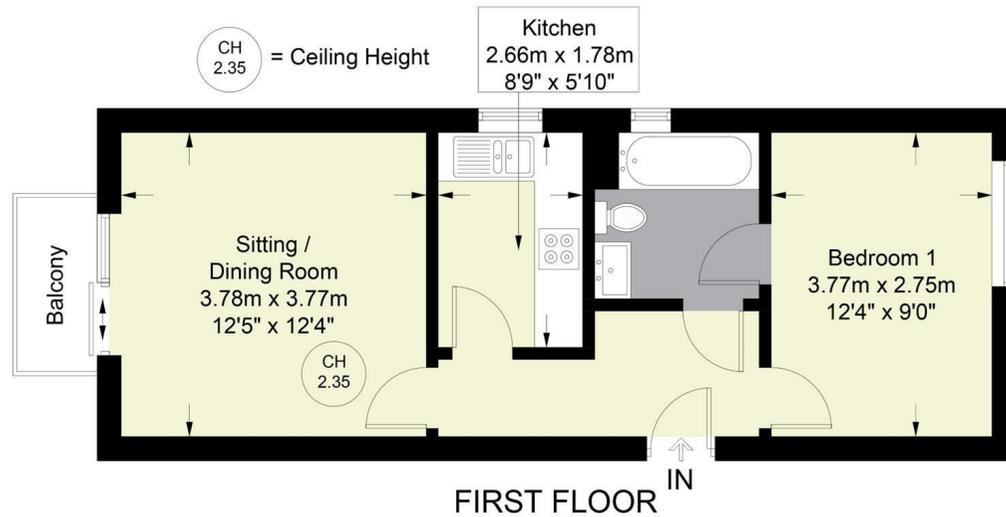
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD LENGTH: 214 years remaining. SERVICE CHARGE: £1,810.56 per annum. GROUND RENT: £0

EPC Rating: 80

Ridgeway Heights, Ridge Way

Approximate Gross Internal Area = 442 sq ft / 41.1 sq m
(Including Garage)



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.



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.