



# 118 St. Hughs Avenue, High Wycombe, HP13 7TZ

A well maintained, larger than average one-bedroom second floor apartment, offered to the market with a NEWLY EXTENDED LONG LEASE. This attractive property represents an ideal opportunity for first-time buyers to get onto the property ladder, and would also appeal to professionals and commuters thanks to its excellent transport links – Junction 3 of the M40 is just a short drive away, providing convenient access to London and surrounding areas. The property comprises; spacious living room that opens onto a covered, private balcony – perfect for relaxing, fitted kitchen and ample worktop space, double bedroom with fitted wardrobe and bathroom. The property further comprises; gas central heating, UPVC double glazing throughout, and permit parking for residents.

The property is located close to a range of local amenities including shops, supermarkets, and cafes.

**WELL MAINTAINED ONE BEDROOM APARTMENT**  
**LARGE PRIVATE COVERED BALCONY**  
**SPACIOUS LIVING ROOM**  
**NEWLY EXTENDED LONG LEASE**  
**GOOD ACCESS JUNC 3 M40**  
**CLOSE TO LOCAL AMENITIES**  
**GAS CENTRAL HEATING TO RADIATORS**  
**PEPPERCORN GROUND RENT**  
**PERMIT PARKING FOR RESIDENTS**  
**IDEAL FIRST TIME BUY**

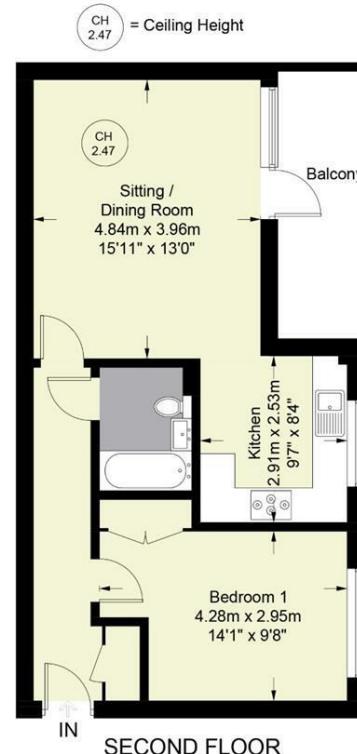






## St. Hughs Avenue

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m



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 their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)