




Estate Agents
Hurst

Flat 4 77 London Road, High Wycombe, Bucks, HP11 1BN
Asking Price £300,000

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Built in 2018, this exceptionally well maintained two bedroom, first floor apartment is offered to the market in excellent condition throughout. Located just a short stroll from the Rye Park and within walking distance of High Wycombe town centre and the mainline railway station (offering fast and direct services to London Marylebone in under 30 minutes), the property is perfectly positioned for both professionals and first-time buyers alike. The accommodation includes a welcoming entrance hall, generous open-plan living space incorporating a modern fitted kitchen, lounge area and dining space with a breakfast bar. Two bright and well-proportioned double bedrooms, one of which has an en-suite shower room, and a stylish contemporary family bathroom. Additional features include: an allocated parking space with further visitor bays available, gas central heating, UPVC double glazing throughout, a secure entry system and a long lease with approximately 118 years remaining. This is a well-located, low-maintenance home, that would suit those seeking easy access to local amenities, excellent transport links, and a high standard of living with minimal ongoing upkeep. An internal viewing is highly recommended.



CLOSE TO THE RYE PARK & LIDO

NEWLY BUILT IN 2018

BRIGHT & SPACIOUS APARTMENT

LONG LEASE (118 YEARS REMAINING)

MODERN FITTED KITCHEN WITH BREAKFAST BAR

SPACIOUS LIVING ROOM

TWO DOUBLE BEDROOMS

SHORT WALK OF TRAIN STATION & TOWN CENTRE

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING



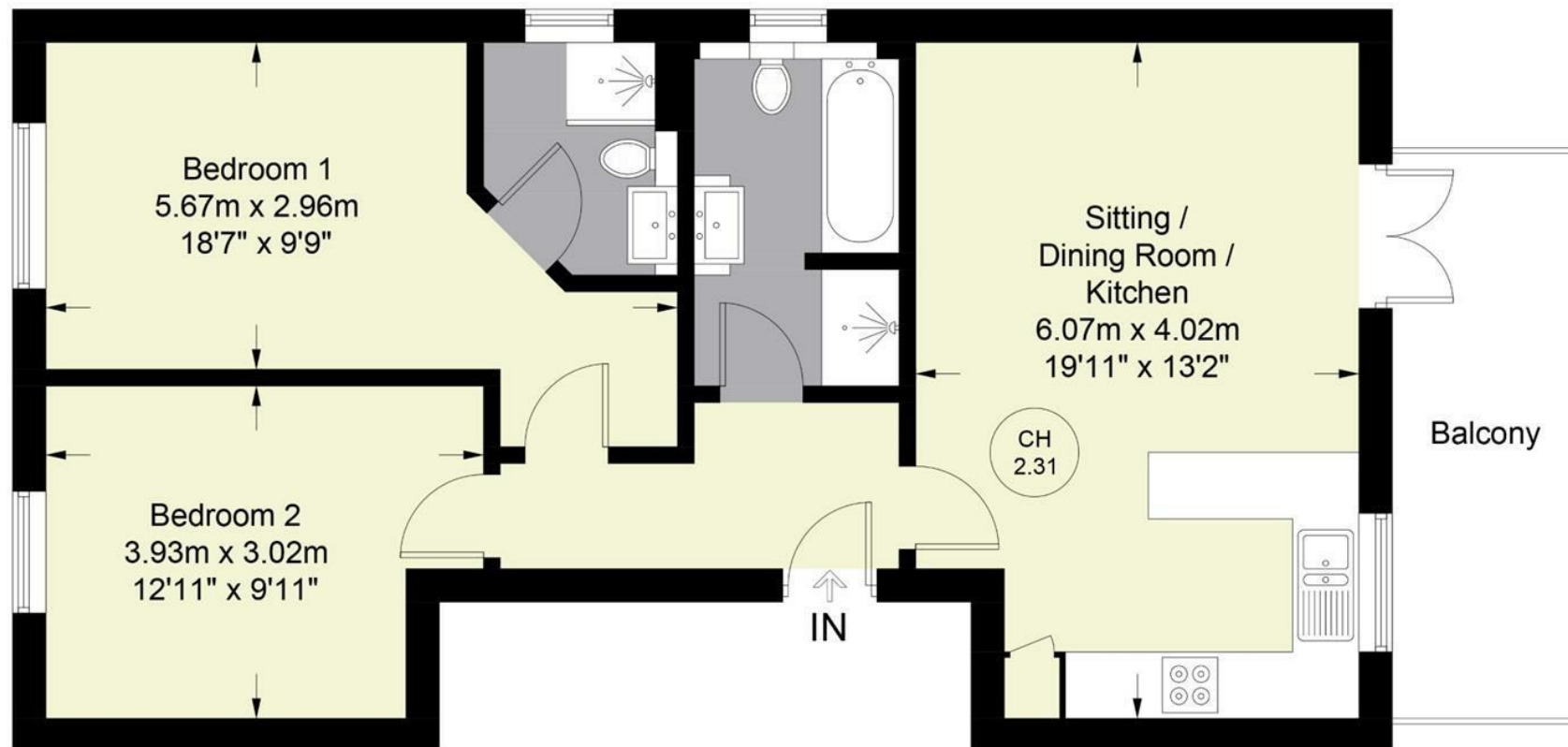


London Road

Approximate Gross Internal Area = 703 sq ft / 65.3 sq m



CH
2.31 = Ceiling Height



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.

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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.

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