



Estate Agents  
**Hurst**

18 Flitcroft Lea, High Wycombe, Buckinghamshire, HP13 5LE  
£275,000

# 18 Flitcroft Lea, High Wycombe, Buckinghamshire, HP13 5LE

Situated in a quiet cul-de-sac close to High Wycombe's town centre is this stunning and completely modernised, two bedroom, ground floor apartment that would make an excellent first time purchase or buy to let investment. This rarely available maisonette gives the new owner a central location to the town and train station, making it perfect for those looking to commute and also benefits from wifi smart controlled roller blinds, lighting and radiators. This two double bedroom property also comes with a landscaped garden with patio area, shed with power and under floor heating in the bathroom which like the kitchen has been complete modernised and presented in almost show home style condition. The accommodation includes; entrance hall, modern fitted kitchen, large lounge/dining room with patio doors to garden area, two double bedrooms and modern bathroom. The property also benefits from double glazing, electric heating, communal garden area and communal parking with one allocated space.

Lease: 125 year lease term with 89 years remaining

Ground Rent: £143.10 per annum - £71.60 paid twice annually

Service Charges: £1,644.48 per annum - £137.04 Paid monthly

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.



**TWO BEDROOM GROUND FLOOR MAISONETTE**

**UNDERFLOOR HEATING IN BATHROOM**

**STUNNING CONDITION THROUGHOUT**

**SMART CONTROL BLINDS, LIGHTING & RADIATORS**

**INTERNAL VIEWING STRONGLY ADVISED**

**WALKING DISTANCE OF TOWN AND TRAIN STATION**

**IDEAL FOR THOSE LOOKING TO COMMUTE**

**COMPLETELY MODERNISED THROUGHOUT**

**POSSIBLE RENTAL INCOME OF £1450 - £1500 PCM**

**SUPERB FIRST TIME PURCHASE OR BUY TO LET INVESTMENT**

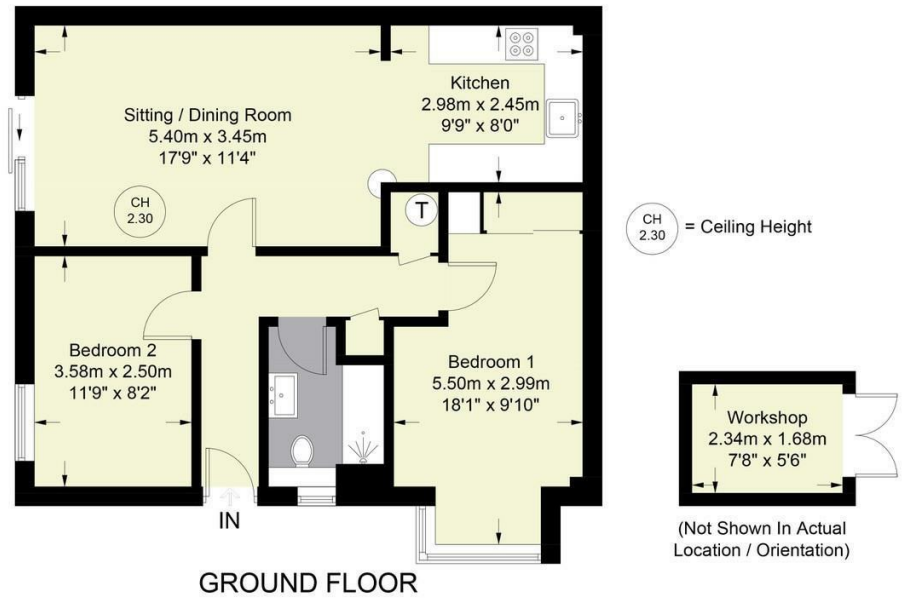






### Flitcroft Lea

Approximate Gross Internal Area = 682 sq ft / 63.4 sq m  
 Workshop = 43 sq ft / 4.0 sq m  
 Total = 725 sq ft / 67.4 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.

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