





# 18 Kilty Place, High Wycombe, HP11 1DG

A two bedroom apartment located in the Pine Trees area just off the extremely sought after Daws Hill area of High Wycombe. The apartment is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. The property has been well maintained by its current owners and is in good condition throughout. The accommodation comprises; welcoming entrance hallway providing access to all rooms, spacious open-plan kitchen/ dining room, ideal for modern living and entertaining; generous principal bedroom with direct access to a private balcony and built in wardrobe; second well-proportioned bedroom; family bathroom fitted with a bath and shower and a separate cloakroom/WC. The property further benefits; healthy lease, peppercorn ground rent, uPVC double glazing, gas central heating, allocated parking with visitor bays and a storage for bikes. An early viewing is highly advised.

LEASEHOLD INFORMATION: 121 years remaining. GROUND RENT: £0. SERVICE CHARGE: £1,600 per annum.

**MODERN DEVELOPMENT  
TWO DOUBLE BEDROOMS  
WALK OF GRAMMER SCHOOLS  
CLOSE TO MOTORWAY  
IDEAL FOR FIRST TIME BUYERS  
UPVC DOUBLE GLAZING  
PRIVATE BALCONY  
GAS CENTRAL HEATING  
ALLOCATED PARKING & VISITOR BAYS  
AN INTERNAL VIEWING IS HIGHLY ADVISED**







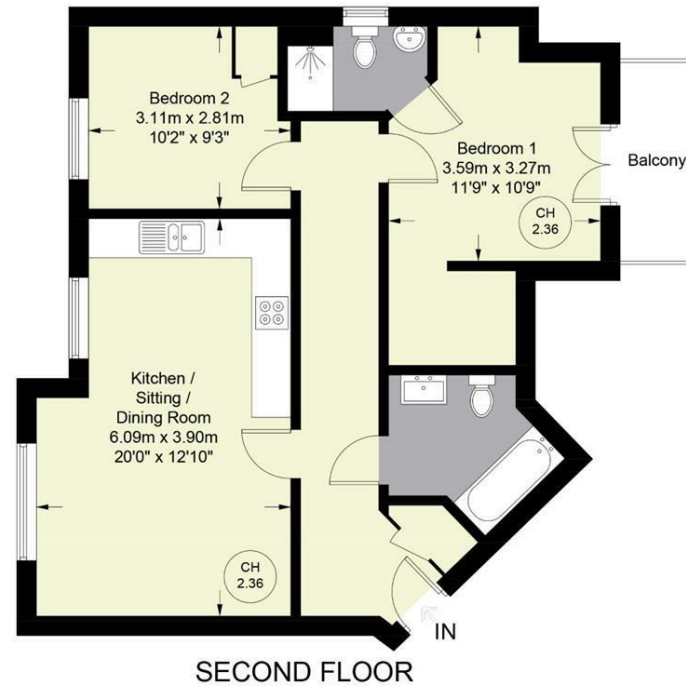


## Kilty Place

Approximate Gross Internal Area  
704 sq ft / 65.4 sq m



CH  
2.36 = Ceiling Height



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.

Estate Agents  
**Hursts**

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)