



Asking Price

£174,999 *Leasehold*



A well presented two bedroom, first floor apartment located on the east side of High Wycombe within close proximity to the town centre, train station and junction 3 of the M40 motorway. The accommodation comprises; entrance hall, modern fitted kitchen, open plan lounge/dining room, two bedrooms and family bathroom. The property also benefits from; electric heating, UPVC double glazing, allocated parking and far reaching views across the valley.

- TWO BEDROOMS
- EXCELLENT CONDITION
- CLOSE TO M40 JUNC. 3
- LOUNGE/DINER
- UPVC DOUBLE GLAZING
- FAR REACHING VIEWS
- ALLOCATED PARKING
- BUILT IN WARDROBES
- FIRST FLOOR
- ELECTRIC HEATING

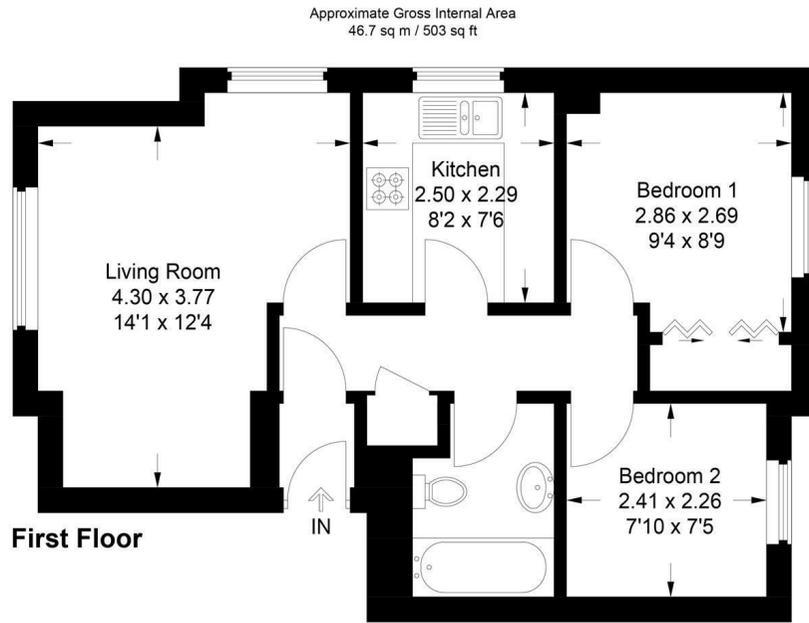


53 Lingfield Close, High Wycombe, Buckinghamshire, HP13 7ER

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD LENGTH: 99 year unexpired lease with 94 years remaining. SERVICE CHARGE: £1,080.33 per annum. GROUND RENT: £605 per annum

EPC Rating: 76



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Hurst

Hurst
Estate Agents



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.