



90 The Pastures, High Wycombe, Buckinghamshire, HP13 5RX

A bright and spacious top floor two DOUBLE bedroom apartment with its own private entrance and far reaching views across the valley. The property is situated on the sought after Downley side of High Wycombe within walking distance of local schools, shops and transport facilities including High Wycombe train station (which connects to London Marylebone in less than 30 minutes) and a local Co-Op store which is just a five minute walk from the property. The accommodation comprises: entrance porch, spacious lounge/diner, contemporary fitted kitchen, two large double bedrooms and family bathroom. The property further benefits: ample on street parking available, built in wardrobe to bedroom two, gas central heating, UPVC double glazing and communal gardens.

LEASEHOLD INFORMATION:

- GROUND RENT: £10 PER ANNUM.
- SERVICE CHARGE: £75.73 PCM (£908.76 PER ANNUM).
- LEASE LENGTH: 84 YEARS REMAINING, HOWEVER, THE SELLERS ARE PREPARED TO EXTEND THE LEASE AS PART OF THE SALE SUBJECT TO OFFER RECEIVED*

- SOUGHT AFTER LOCATION
- TOP FLOOR APARTMENT
- FAR REACHING VIEWS ACROSS THE VALLEY
- TWO SPACIOUS DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- CONTEMPORARY FITTED KITCHEN
- FAMILY BATHROOM
- PRIVATE ENTRANCE
- EXTERNAL STORAGE CUPBOARD
- AMPLE ON STREET PARKING





The Pastures

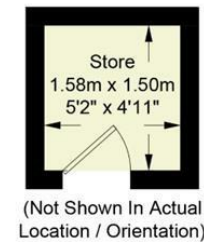
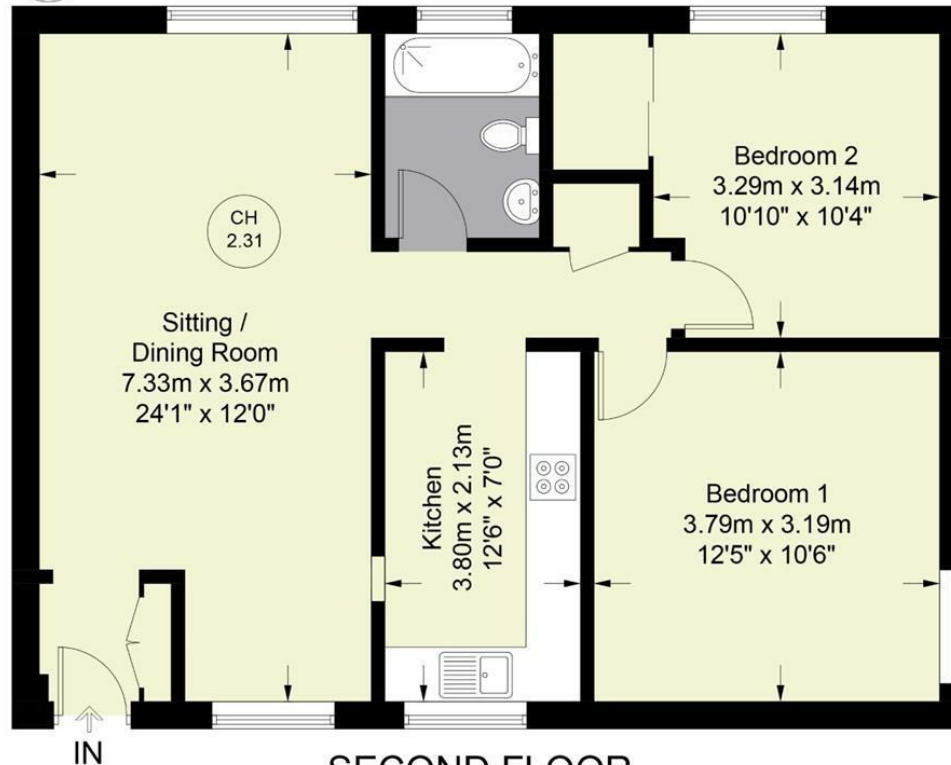
Approximate Gross Internal Area = 785 sq ft / 72.9 sq m

Store = 26 sq ft / 2.4 sq m

Total = 811 sq ft / 75.3 sq m



CH
2.31 = Ceiling Height



SECOND 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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