



1 Southbourne House Amersham Hill, High Wycombe, H13 6HJ
£255,000

1 Southbourne House Amersham Hill

High Wycombe, High Wycombe

- Spacious Well Presented Ground Floor Flat
- Private Entrance, Living Room, Kitchen
- Two Double Bedrooms, Bathroom, Gas C/H, Double Glazing
- Long Lease, Garage, Communal Gardens
- Walking Distance Of Town Centre Amenities And Train Station

Situated just off Amersham Hill within a few minutes walk from High Wycombe station with 25-minute London Marylebone trains. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a 5-minute drive.

Council Tax band: C

Tenure: Leasehold; 165 Years remaining; Service Charge; £1679.95 Per annum

EPC Energy Efficiency Rating: C

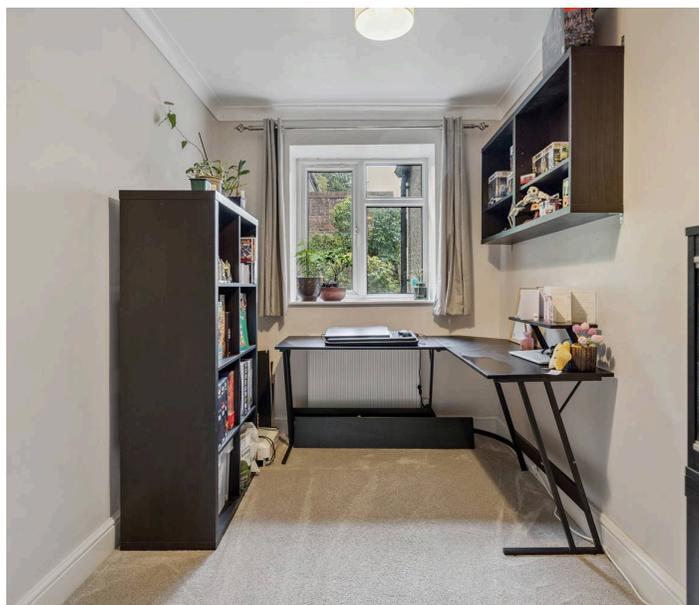


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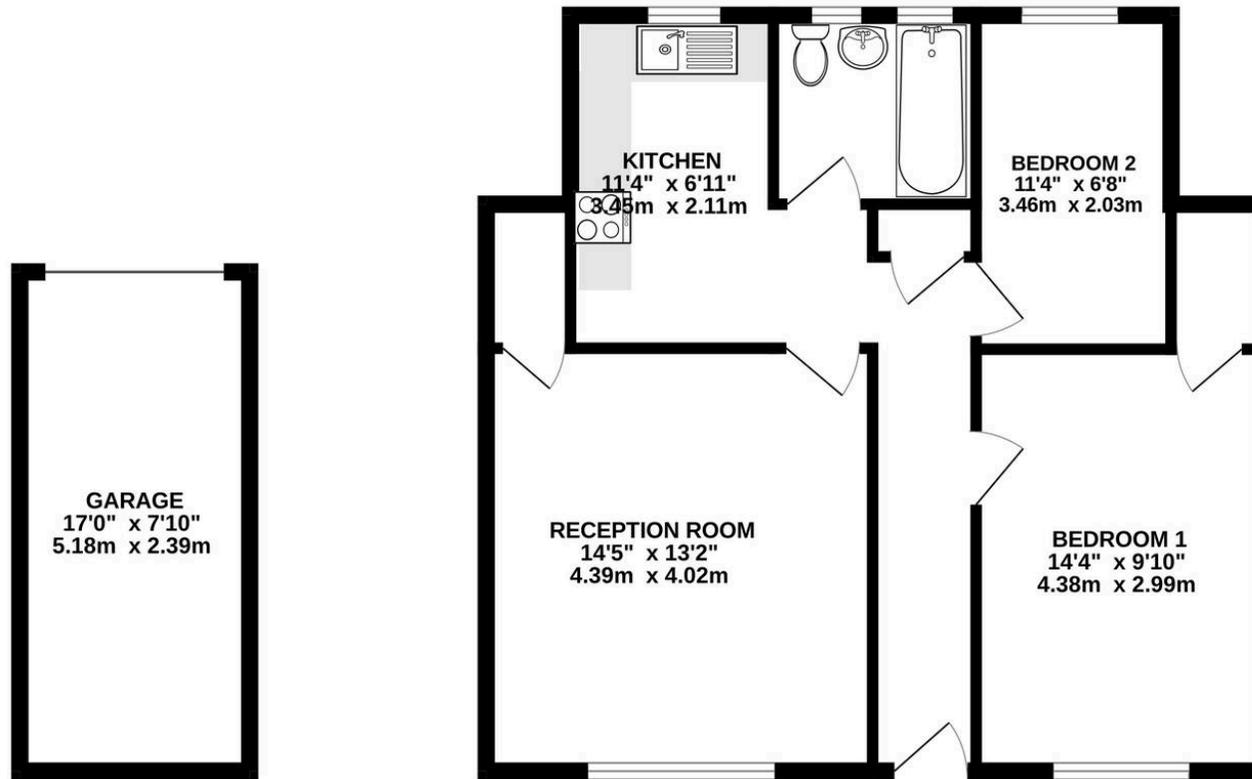
High Wycombe, High Wycombe

A spacious and well maintained ground floor flat situated in a popular location within walking distance of the town centre amenities.

A two-bedroom ground floor apartment with its own private entrance, situated within walking distance of town centre amenities and train station. The property has been improved by the current owner and is offered for sale in excellent decorative order throughout. Boasting spacious accommodation comprising entrance hall, a large lounge/dining room, modern kitchen, two good size bedrooms and white bathroom suite. Benefitting from ample storage, a gas central heating system to radiators and double glazing throughout. To the outside communal gardens surround the development with a garage in a block as well as permit parking.



798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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