



30 Ives House Ercolani Avenue, High Wycombe, Buckinghamshire, HP13 7FZ

A bright and spacious two DOUBLE bedroom GROUND FLOOR apartment offered to the market with NO ONWARD CHAIN and in good condition throughout. The property is located within a popular modern development situated within walking distance of High Wycombe town centre, mainline railway station (which connects to London Marylebone in less than 30 minutes) and the beautiful Rye Park & Lido. The accommodation comprises: entrance hall with two storage cupboards, large open plan lounge/kitchen/diner, two DOUBLE bedrooms and modern family bathroom. The property further benefits: GATED undercroft allocated parking bay, communal gardens, healthy lease length (106 years remaining), security intercom system and UPVC double glazing.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 105 YEARS REMAINING.

- GROUND RENT: £468.62 P.A (reviewed every 5 years inline with RPI - next review date is 01 Jan 2029).

- SERVICE CHARGE: £1,759.04 P.A.

*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.

SHORT WALK OF TRAIN STATION

NO ONWARD CHAIN

GROUND FLOOR APARTMENT

GOOD CONDITION THROUGHOUT

**HEALTHY LEASE LENGTH (106 YEARS
REMAINING)**

TWO DOUBLE BEDROOMS

OPEN PLAN LOUNGE/KITCHEN/DINER

GATED UNDERCROFT ALLOCATED PARKING

SECURITY INTERCOM SYSTEM

SOUGHT AFTER DEVELOPMENT





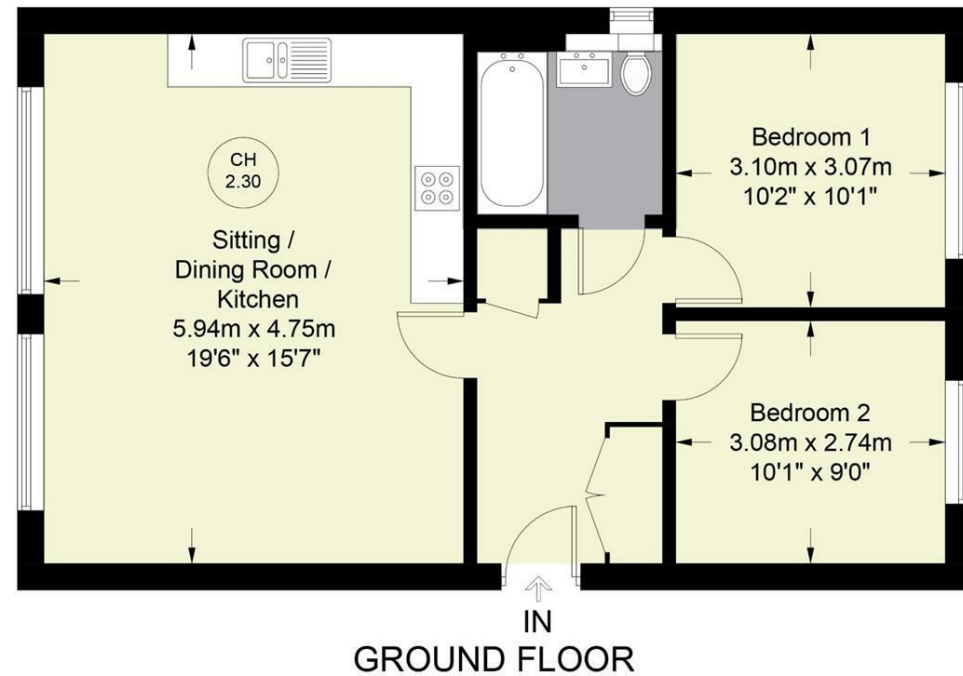


Ercolani Avenue

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m



CH
2.30 = 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.

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