



## £250,000 *Leasehold*

An extremely spacious ground floor two double bedroom apartment located just a short walk of High Wycombe train station and town centre. The accommodation comprises; entrance hall, large lounge/diner, modern fitted kitchen, two double bedrooms and family bathroom. The property further benefits; GARAGE, parking, UPVC double glazing and communal gardens.

- TWO DOUBLE BEDROOMS
- GARAGE & PARKING
- FAMILY BATHROOM
- WALK OF STATION
- NO ONWARD CHAIN
- GROUND FLOOR
- MODERN FITTED KITCHEN
- LARGE LOUNGE/DINER
- UPVC DOUBLE GLAZING



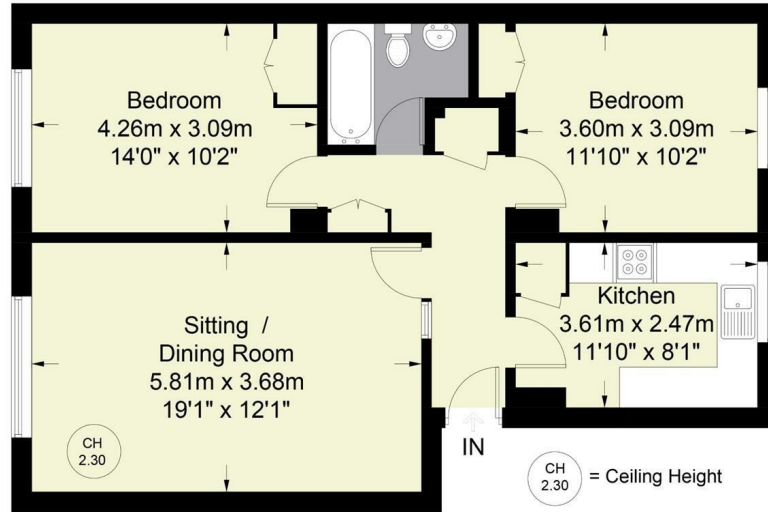
## 2 Hillcrest, Shrubbery Road, High Wycombe, Bucks, HP13 6PW

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

EPC Rating: 55

### Hillcrest, Shrubbery Road

Approximate Gross Internal Area = 742 sq ft / 68.9 sq m



### GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.  
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.

Hurst  
Estate Agents



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