



Flat 2, 32 Pinions Road, High Wycombe, Buckinghamshire, HP13 7AS

Offered to the market with NO ONWARD CHAIN, this bright and spacious three DOUBLE bedroom split-level maisonette is presented in immaculate condition throughout.

Situated within the desirable Pinions area of High Wycombe, a quiet and popular residential setting predominantly made up of attractive period properties, the home is tucked away from the main London Road while remaining exceptionally convenient for local amenities. Junction 3 of the M40 is within easy reach, and a range of shops, cafés and everyday conveniences, including Starbucks and Lidl, are just a short walk away.

The well appointed accommodation comprises a private entrance hall, a spacious open-plan lounge/kitchen/dining room with a Juliet balcony and useful storage cupboards, three generous double bedrooms, and a modern family bathroom.

Further benefits include a private enclosed courtyard garden, an allocated parking space with additional unrestricted on-street parking available, gas central heating, and uPVC double glazing throughout.

Leasehold Information:

- Lease Length: 125 years from 10/02/2017 (116 years remaining)
- Ground Rent: £200 per annum (next review due in 2044)
- Service Charge: £1,850 per annum
- Council Tax Band: C



SPLIT LEVEL MAISONETTE - 1,002 SQ.FT!

THREE BEDROOMS

IMMACULATE CONDITION THROUGHOUT

NO ONWARD CHAIN

PRIVATE COURTYARD GARDEN

ALLOCATED PARKING (PLUS AMPLE ON STREET AVAILABLE)

PRIVATE ENTRANCE

LARGE OPEN PLAN LOUNGE/KITCHEN/DINER

JULIET BALCONY

SOUGHT AFTER LOCATION





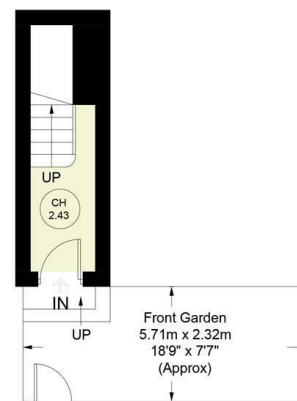


Pinions Road

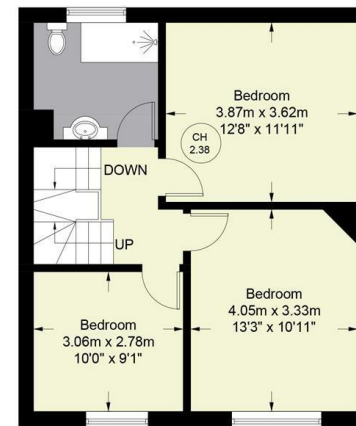
Approximate Gross Internal Area
 Ground Floor = 62 sq ft / 5.8 sq m
 First Floor = 546 sq ft / 50.7 sq m
 Second Floor = 394 sq ft / 36.6 sq m
 Total = 1002 sq ft / 93.1 sq m



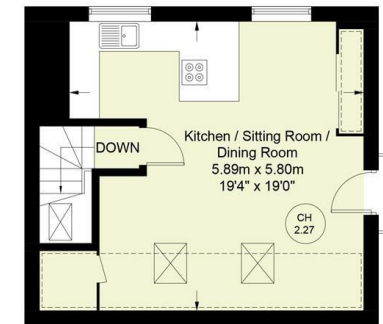
CH 2.27 = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND 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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