



80 Peatey Court, Princes Gate, High Wycombe, HP13 7AZ

Offered to the market in IMMACULATE CONDITION throughout is this bright and spacious DOUBLE bedroom TOP FLOOR apartment. The accommodation comprises entrance hall, generous lounge/ dining room, double bedroom with built-in wardrobes, modern fitted kitchen, brand new family bathroom installed within the last year.

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 property is perfectly positioned for both professionals and first-time buyers alike.

The property further benefits; UPVC double glazing, electric heating and an allocated parking space with a number of communal visitor bays.

LEASEHOLD INFORMATION: Lease Length: 125 year unexpired lease with 100 years remaining. Service Charge: £255 per annum. Ground Rent: £1,292 per annum.



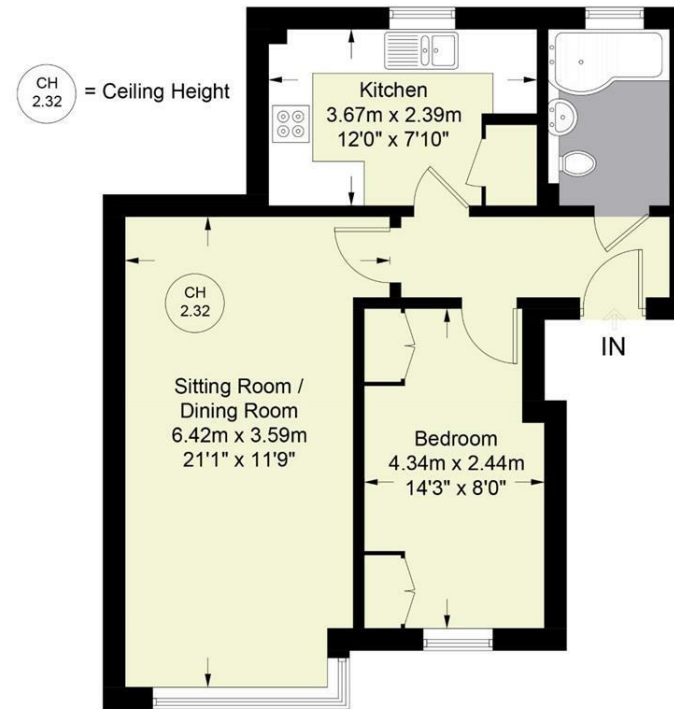
WALK OF TOWN AND STATION
UPVC DOUBLE GLAZING
IMMACULATE CONDITION THROUGHOUT
SOUGHT AFTER DEVELOPMENT
HEALTHY LEASE LENGTH
ALLOCATED PARKING
ELECTRIC HEATING
IDEAL FOR COMMUTERS
MODERN KITCHEN & BATHROOM
EARLY VIEWING ADVISED





Princes Gate

Approximate Gross Internal Area
533 sq ft / 49.5 sq m



THIRD 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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk