



**£210,000**    *Leasehold*

A bright and spacious one double bedroom apartment offered to the market in a gated development, with a LONG LEASE REMAINING (121 YEARS) and NO ONWARD CHAIN. The property is situated in a small private gated block of apartments in a quiet and tucked away street on the East side of High Wycombe, just a stones throw from the town centre and a short drive to the motorway - ideal location for commuters. The accommodation comprises: entrance hall, spacious lounge and open planned fitted kitchen, with a balcony that oversees the rear park, large double bedroom and modern family bathroom. The property further benefits: long lease remaining, gas central heating, UPVC double glazing, low service charge, an allocated bay parking. An internal viewing is advised.

- ONE DOUBLE BEDROOM APARTMENT
- LONG LEASE REMAINING
- LOW MAINTENANCE CHARGES
- GATED ALLOCATED PARKING
- MODERN FITTED BATHROOM
- CLOSE TO TOWN CENTRE & MOTORWAY
- GATED DEVELOPMENT
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- AN INTERNAL VIEWING IS RECOMMENDED



**17 Wye Gardens, Fryers Lane, High Wycombe, Buckinghamshire, HP12**

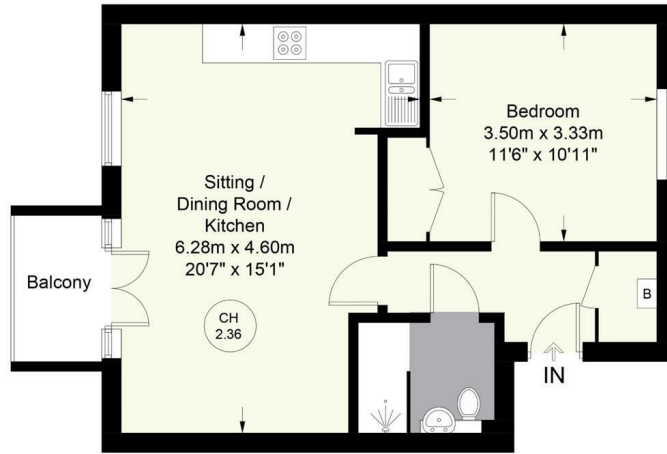
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

### Wye Gardens, Fryers Lane

Approximate Gross Internal Area = 525 sq ft / 48.8 sq m



CH 2.36 = Ceiling Height



FIRST FLOOR

Floor Plan produced for Hurst 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.

