



33 Priestley Court, Princes Gate, High Wycombe, Bucks, HP13 7WZ

Offered to the market in STUNNING CONDITION throughout is this bright and spacious two-bedroom first floor apartment, available with NO ONWARD CHAIN. The present owner has fully redecorated the property from top to bottom, fitted brand new carpets (with premium underlay & deep pile) to both bedrooms and arranged a professional deep clean, resulting in a home that is truly presented in pristine, move-in ready condition. The apartment forms part of the highly sought-after Priestley Court development, ideally positioned just 0.9 miles from High Wycombe train station and town centre, making it a perfect purchase for first time buyers, commuters and buy-to-let investors alike. The popular Rye Park and Lido are also just a short walk away, offering excellent outdoor space right on your doorstep. The accommodation comprises: a welcoming entrance hall, a spacious and light-filled lounge/dining room with views across the communal gardens, a contemporary fitted kitchen, two well proportioned bedrooms and a fully tiled modern family bathroom. Further benefits include a security intercom system, allocated parking bay (with additional visitors bays available), well-maintained communal gardens & park, UPVC double glazing throughout and a healthy remaining lease of approximately 103 years.

LEASEHOLD INFORMATION:

- 125 year lease from 2003 - 103 years remaining.
- Ground rent: £150 Per Annum.
- Service charge: £1,306.75 Per Annum.
- Council Tax Band: C

STUNNING CONDITION

FULLY REDECORATED

PROFFESIONALLY DEEP CLEANED

BRAND NEW CARPETS INSTALLED

SPACIOUS CONTEMPORARY KITCHEN

FIRST FLOOR APARTMENT

HEALTHY LEASE (103 YEARS REMAINING)

LARGE LOUNGE/DINING ROOM

TWO GOOD SIZE BEDROOMS

FITTED WARDROBE TO PRINCIPAL BEDROOM

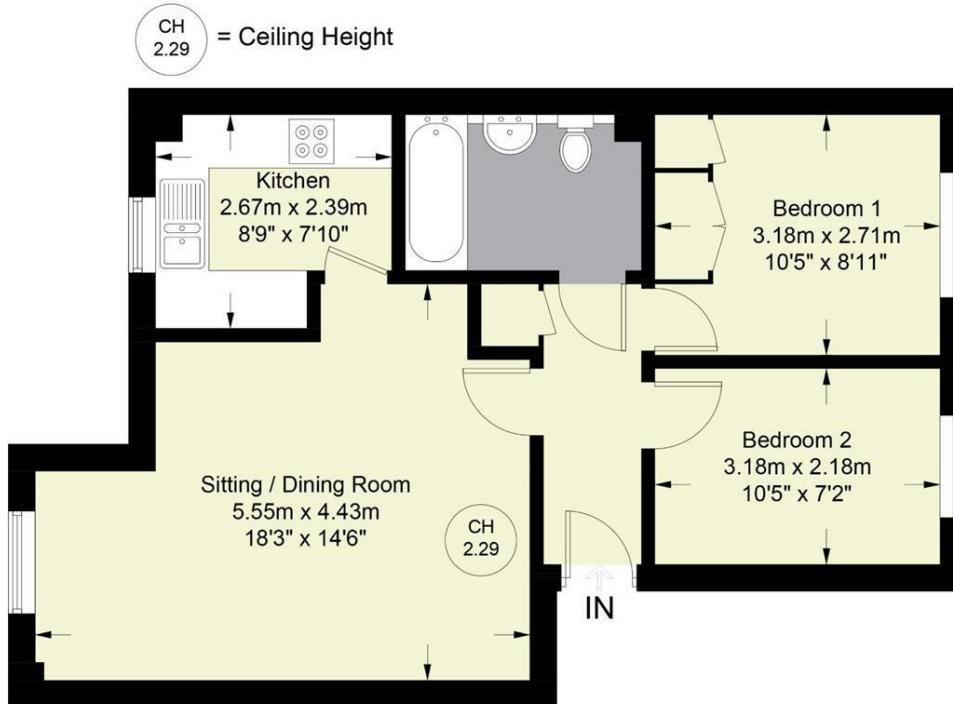






Priestley Court, Princes Gate

Approximate Gross Internal Area = 573 sq ft / 53.2 sq m



FIRST FLOOR

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.



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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