

Hurst Estate Agents

39 Lovegrove House, Ercolani Aveue, High Wycombe, Buckinghamshire, HP13 7FZ

£230,000

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An extremely well presented, two DOUBLE bedroom second floor apartment with a SOUTH FACING BALCONY. The accommodation comprises; entrance hall (with large storage cupboard), large open plan lounge/kitchen/diner with French doors leading to the balcony, two DOUBLE bedrooms and modern family bathroom. The property further benefits: Large attic storage, allocated parking bay, communal visitor bays, security intercom system and UPVC double glazing.

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.

Leasehold information:

Lease: 125 years with 103 years remaining.
Ground Rent: £468.62 per annum
Service Charge: £1685.88 per annum

CLOSE TO TOWN CENTRE AND STATION
ALLOCATED PARKING
SOUTH FACING BALCONY
LARGE ATTIC STORAGE
CONTEMPORARY BATHROOM
MODERN FITTED KITCHEN
PARK VIEWS
TWO DOUBLE BEDROOMS
SECURITY INTERCOM SYSTEM
UPVC DOUBLE GLAZING























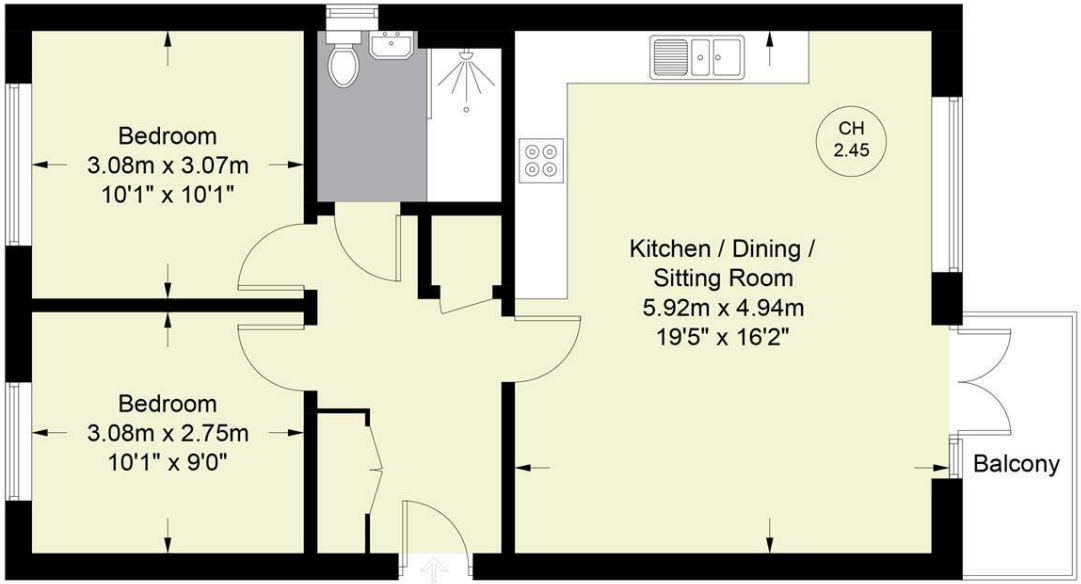


Ercolani Avenue

Approximate Gross Internal Area
Ground Floor = 662 sq ft / 61.5 sq m



CH 2.45 = Ceiling Height



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.

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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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