



Estate Agents  
**Hurst**

11, Sovereign Place, Queens Road, High Wycombe, Bucks, HP13 6EG  
£300,000

# 11, Sovereign Place, Queens Road, High Wycombe, Bucks, HP13 6EG

Built in 2016 by W.E Black is this extremely spacious, two bedroom, top floor apartment that is situated in a sought-after location in High Wycombe, and tucked away just off Queens Road, in this private and modern development. The property would make a superb first time purchase and great for anyone looking to commute to London via rail, as this property is just a few minutes walk of the train station, that offers a direct line service into London Marylebone, as well as making a superb buy to let investment with an expected rental figure of circa £1,400 - £1,450 PCM. The accommodation comprises; spacious entrance hallway with storage cupboard, large open plan and modern fitted kitchen that has been improved upon by its current owner, lounge/ diner with a door opening onto a balcony that overlooks the communal gardens, principle bedroom with fitted wardrobes and en-suite shower room, further double bedroom and modern family bathroom. The property further benefits; communal parking for one vehicle, residents parking permit available for around £60 per year, double glazed, gas underfloor heating throughout the flat, communal gardens which are really well maintained and a great area to relax or for children to play, long lease of 125 years with 115 remaining. This really is a stunning apartment and an internal viewing is highly recommended.

#### Leasehold information:

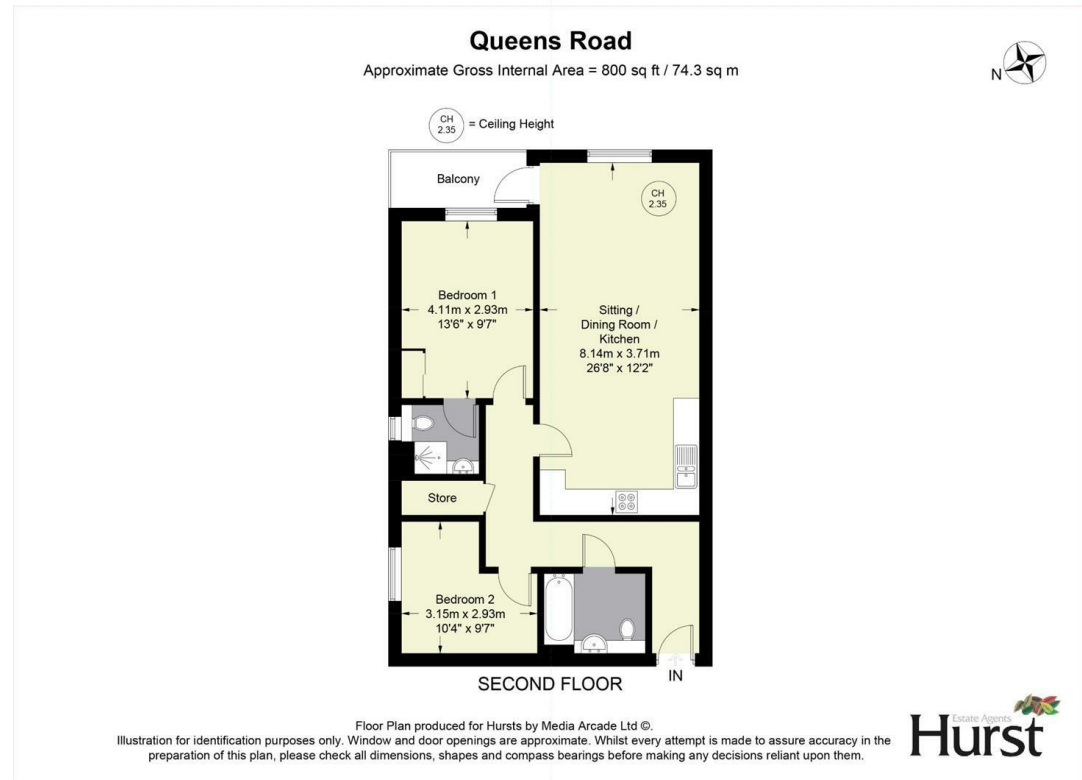
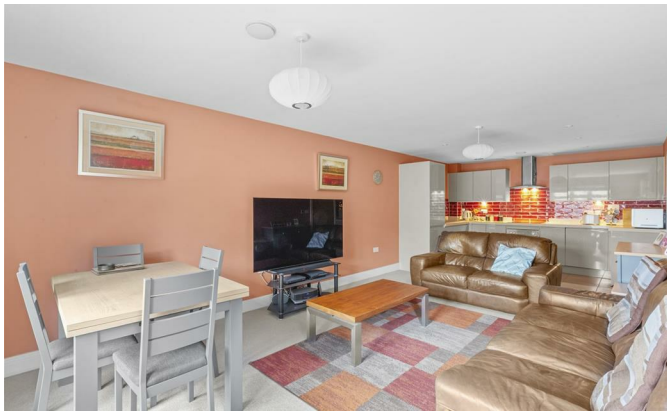
- Lease length: 125 year lease with 115 years remaining.
- Service Charge: £139.00 per month.
- Ground Rent: £395 per annum
- Council Tax Band: C



**TWO DOUBLE BEDROOMS  
TOP FLOOR APARTMENT  
WEST FACING BALCONY  
ALLOCATED PARKING & COMMUNAL GARDENS  
LONG LEASE REMAINING  
EXCELLENT ACCESS TO TRAINLINE  
UNDERFLOOR HEATING THROUGHOUT  
LARGE PROPERTY OVER 800 SQFT  
INTERNAL VIEWING ADVISED  
IDEAL FOR THOSE LOOKING TO COMMUTE**







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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