



*Offers In Excess Of*

**£200,000** *Leasehold*



We are pleased to offer to the market with NO ONWARD CHAIN this spacious two double bedroom, ground floor apartment. The accommodation comprises: entrance hall with storage cupboards, lounge, kitchen with integrated appliances, two good size bedrooms and modern family bathroom. The property further benefits: allocated parking bay, UPVC double glazing, security intercom system, communal gardens.

- NO CHAIN
- TWO BEDROOMS
- COMMUNAL GARDENS
- INTEGRATED HOB/OVEN
- UPVC DOUBLE GLAZING
- WALK OF STATION
- ALLOCATED PARKING
- GROUND FLOOR
- LIVING ROOM/DINER
- ELECTRIC HEATING



**2, Priestley Court Princes Gate, High Wycombe, Bucks, HP13 7WZ**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

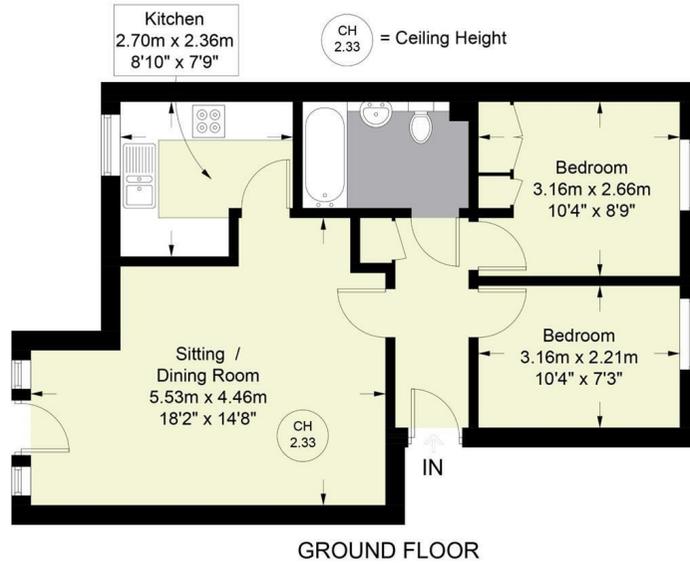
**LEASEHOLD INFORMATION**

- LEASE LENGTH: 125 YEAR LEASE WITH 101 YEARS REMAINING
- GROUND RENT: £150 PA (SUBJECT TO REVIEW EVERY 25 YEARS BASED OFF MARKET SELLING PRICE)
- SERVICE CHARGE: £1,216.46 PA

**EPC Rating: 65**

**Priestley Court, Princes Gate**

Approximate Gross Internal Area = 568 sq ft / 52.8 sq m



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 the Solicitor.