



**£250,000**    *Leasehold*



A bright and spacious ground floor apartment offering two double bedrooms and a private, enclosed garden, presented to the market in good condition throughout. The property is ideally located within walking distance of High Wycombe town centre and the train station, which provides excellent links to London Marylebone - making it perfect for commuters. The accommodation comprises; entrance hall, spacious living room with patio door leading out to an enclosed private garden area, modern fitted kitchen, two DOUBLE bedrooms - one with an en-suite, and modern family bathroom. The property further benefits; allocated parking, communal gardens, security intercom system, gas central heating and uPVC double glazing. An internal viewing is recommended.

- GROUND FLOOR APARTMENT
- SECURITY INTERCOM
- COMMUNAL GARDENS
- HEALTHY LEASE LENGTH
- TWO DOUBLE BEDROOMS
- GATED PARKING
- PRIVATE GARDEN AREA
- SHORT WALK OF TOWN CENTRE



**10 Lindsay Court, Lindsay Avenue, High Wycombe, Bucks, HP12 3GF**

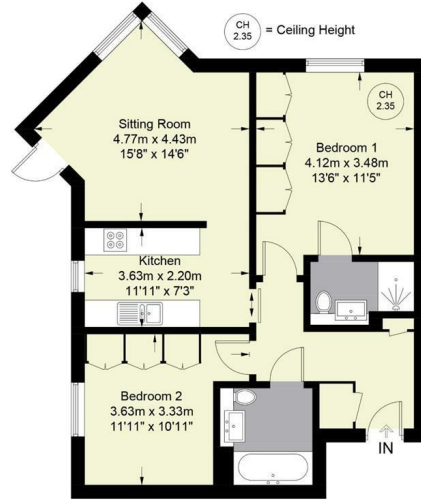
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION: LEASE LENGTH: 109 YEARS REMAINING. GROUND RENT: £150.00  
SERVICE CHARGE: £1,548.00 P.A.

EPC Rating: 80

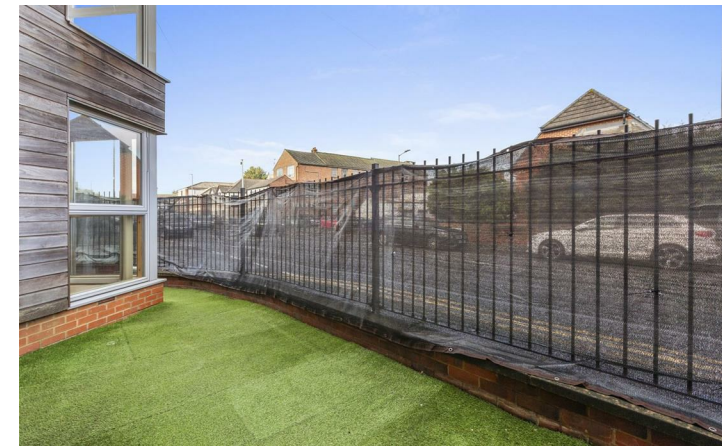
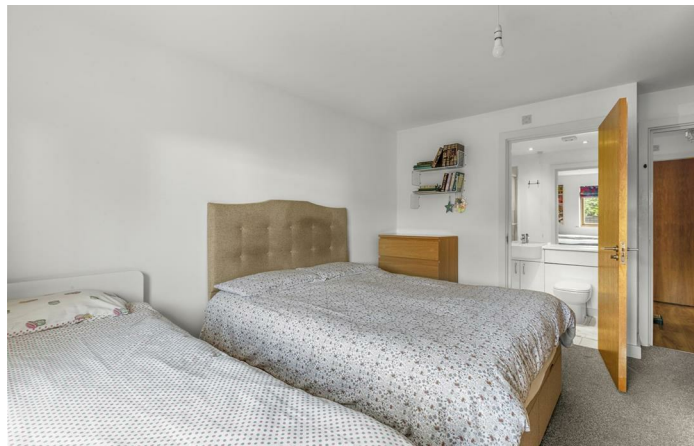
### Lindsay Court, Lindsay Avenue

Approximate Gross Internal Area  
719 sq ft / 66.8 sq m



GROUND 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 the Solicitor.