




Estate Agents
Hurst

Flat 4, 42 Amersham Hill, High Wycombe, HP13 6PQ
£190,000

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Situated in one of the most sought-after locations in High Wycombe, and tucked away just off Amersham Hill is this private development in which Hurst are pleased to offer this spacious, one-bedroom, first floor apartment that has been extremely well maintained by its current owner and is in excellent condition throughout. The accommodation comprises; communal entrance hall, open plan lounge/diner/modern fitted kitchen, contemporary bathroom, double bedroom. The property further benefits; allocated parking for one vehicle, plus additional visitor bays, well maintained communal gardens, electric heating, UPVC double glazing. The property is ideally situated within a short walk of High Wycombe town centre, offering a wide array of shops, restaurants and leisure facilities, including the popular Eden Shopping Centre. This apartment would make a superb purchase for any first time buyer, especially for those looking to commute to London with its short walk to the train station, that offers a direct line service into London Marylebone or it would make an excellent buy to let investment.

LEASE: 112 YEARS REMAINING. GROUND RENT: £200 PER ANNUM.
SERVICE CHARGE: £924 PER ANNUM.



SHORT WALK OF TOWN CENTRE AND STATION
FIRST FLOOR APARTMENT
IMMACULATE CONDITION THROUGHOUT
ELECTRIC HEATING
IDEAL FIRST TIME PURCHASE
ALLOCATED PARKING PLUS VISITOR BAYS
WELL MAINTAINED COMMUNAL GARDENS
OPEN PLAN LOUNGE/DINER
UPVC DOUBLE GLAZING
INTERNAL VIEWING ADVISED



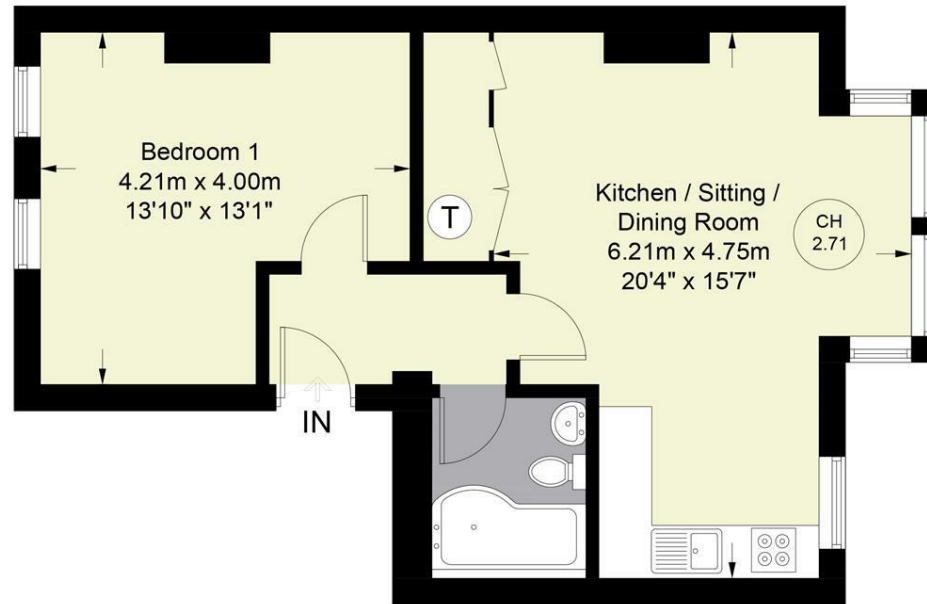


Amersham Hill

Approximate Gross Internal Area = 514 sq ft / 47.8 sq m



CH
2.71 = Ceiling Height



FIRST 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk