



Estate Agents  
**Hurst**

141d Totteridge Road, High Wycombe, Buckinghamshire, HP13 6HR  
£230,000

# 141d Totteridge Road, High Wycombe, Buckinghamshire, HP13 6HR

Offered to the market with an EXTENDED LEASE and in good condition throughout is this spacious two bedroom, first floor maisonette with its own private entrance situated within walking distance of High Wycombe train station which offers direct service in to London Marylebone in under 30 minutes. The town centre, Rye Park and Eden Shopping Centre are within walking distance and provide a range of shops, restaurants and entertainment facilities including a cinema. The property is positioned on the first floor of this quiet development and provides generous living accommodation which comprises: large lounge/diner with bay window, modern fitted kitchen, two bedrooms and modern family bathroom with attractive tiling design. The property also benefits from: newly fitted carpets, communal gardens, residents off street parking, gas central heating to radiators and UPVC double glazing. \* NEW EXTENDED LEASE OF 179 YEARS UPON COMPLETION\*

#### LEASEHOLD INFORMATION:

- NEW LEASE OF 179 YEARS (UPON COMPLETION OF SALE)
- Service Charge: £375 P.A
- Ground rent: £10 P.A

#### EXTENDED LEASE - 179 YEARS

#### FIRST FLOOR MAISONETTE WITH PRIVATE ENTRANCE

#### MODERN FITTED KITCHEN

#### SPACIOUS LOUNGE/DINER WITH BAY WINDOW

#### TWO BEDROOMS

#### MODERN BATHROOM WITH ATTRACTIVE TILING

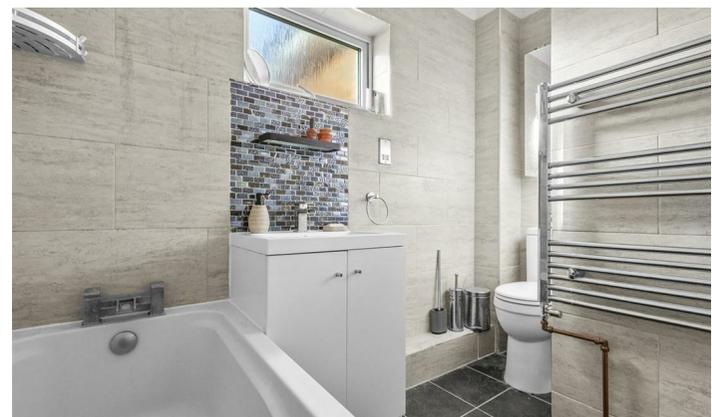
#### RESIDENTS OFF STREET PARKING

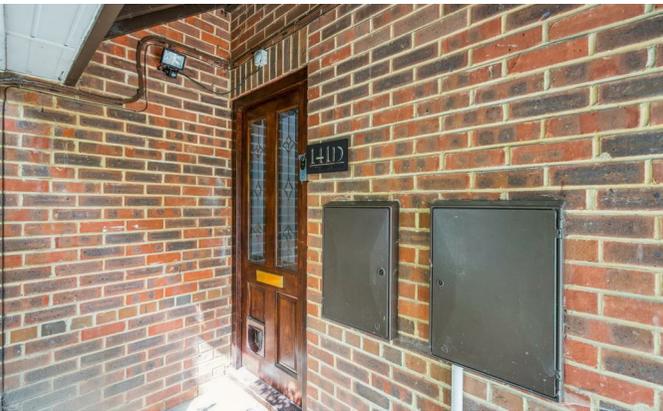
#### COMMUNAL GARDENS

#### GAS CENTRAL HEATING

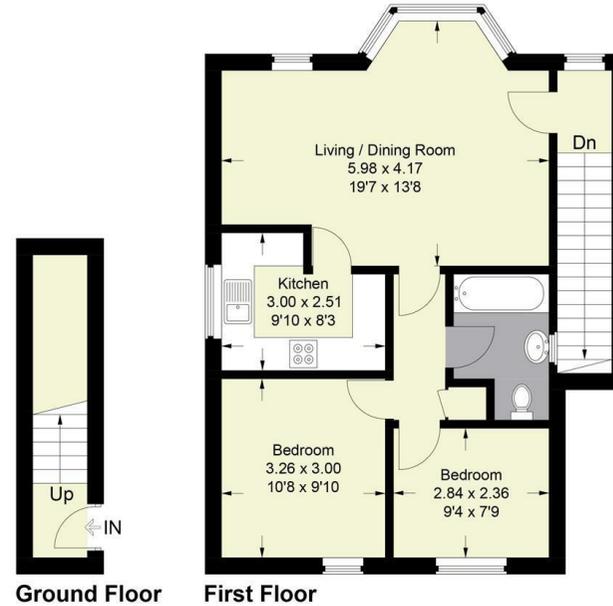
#### LOW RUNNING COSTS







Approximate Gross Internal Area  
 Ground Floor = 5.6 sq m / 60 sq ft  
 First Floor = 61.2 sq m / 659 sq ft  
 Total = 66.8 sq m / 719 sq ft



**Ground Floor    First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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