



  
Estate Agents  
**Hurst**

49 Peatey Court, Princes Gate, High Wycombe, Buckinghamshire, HP13 7AY  
Offers In Excess Of £210,000



# 49 Peatey Court, Princes Gate, High Wycombe, Buckinghamshire, HP13 7AY

Offered to the market with NO ONWARD CHAIN, this bright and spacious fully refurbished two-bedroom top floor apartment forms part of the highly sought after Princes Gate development, known for its convenient yet peaceful setting. Ideally positioned within easy walking distance of High Wycombe town centre, the property enjoys excellent access to a wide range of shopping, dining and leisure facilities, as well as the beautiful open spaces of Rye Park. The mainline railway station is also nearby, offering fast and frequent services to London Marylebone in under 30 minutes, making this an ideal choice for commuters. Occupying a top floor position, the apartment benefits from an abundance of natural light along with attractive far reaching views across the surrounding area, adding to the sense of space and privacy. The well presented accommodation comprises: entrance hall, a generous living/dining room, contemporary fitted kitchen, two bedrooms and a newly installed modern bathroom suite. Further benefits include allocated parking, well-maintained communal gardens, UPVC double glazing and a security intercom system.

## LEASEHOLD INFORMATION:

- Lease length: 100 years remaining (125 year lease from 1/2/2001).
- Ground rent: £340.69 P.A (reviewed every 25 years).
- Service charge: £1,445.97 P.A

**WALKING DISTANCE OF TRAIN STATION**

**FULLY REFURBISHED THROUGHOUT**

**IMMACULATE CONDITION**

**NO ONWARD CHAIN**

**TOP FLOOR APARTMENT**

**LARGE LOUNGE/DINER**

**ALLOCATED PARKING**

**FAR REACHING VIEWS**

**BRAND NEW BATHROOM INSTALLED**

**UPVC DOUBLE GLAZING**

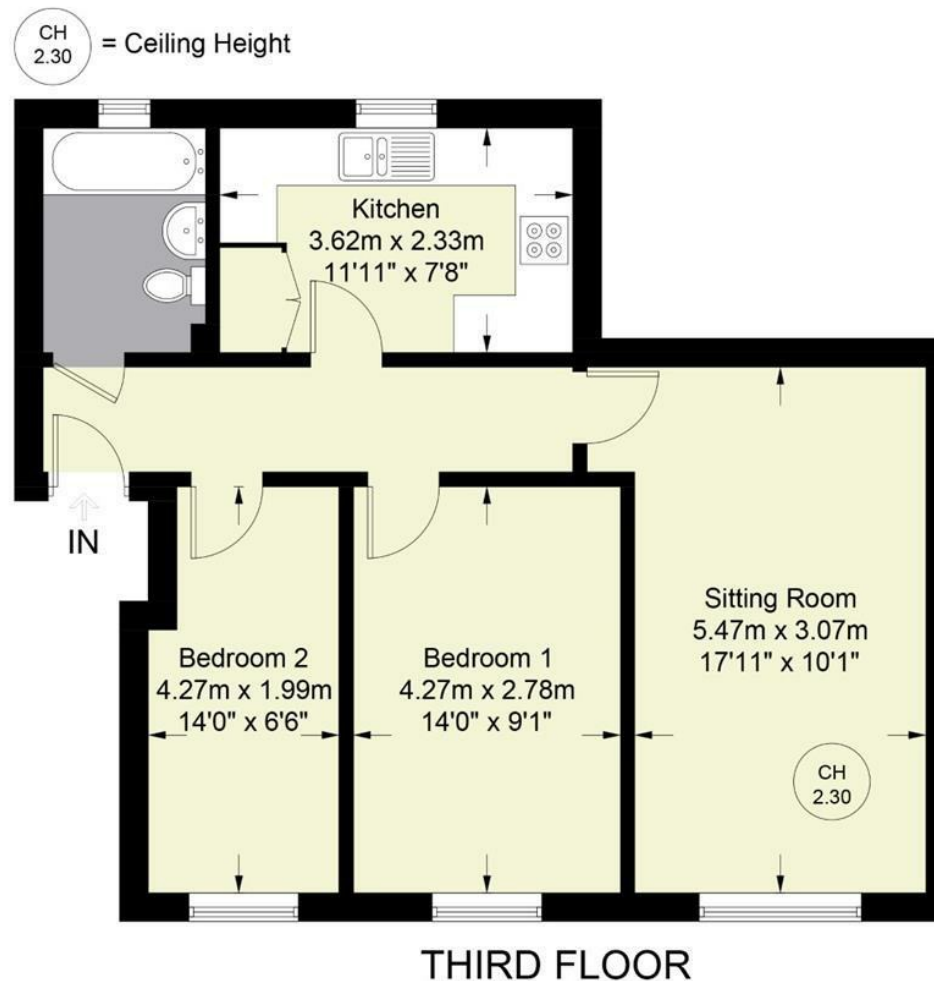






# Peatey Court, Princes Gate

Approximate Gross Internal Area = 640 sq ft / 59.5 sq m



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

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)