Estate Agents
Hurst





£235,000 *Leasehold*



A bright and spacious, two DOUBLE bedroom second floor apartment offered to the market with NO ONWARD CHAIN and in excellent condition throughout. The accommodation includes; a welcoming entrance hall with built-in cupboard, a generous open-plan living space incorporating a modern fitted kitchen with a breakfast bar, lounge area and dining space leading onto a private balcony, two double bedrooms and modern family bathroom. The property further benefits: allocated parking bay, shared visitor bays, healthy lease length (104 years remaining), security intercom system and UPVC double glazing.

- NO ONWARD CHAIN
- PRIVATE BALCONY
- KITCHEN/LOUNGE/DINER
- ALLOCATED PARKING BAY
- INTEGRATED APPLIANCES
- WALK OF STATION
- TWO DOUBLE BEDROOMS
- DESIRED LOCATION
- MODERN BATHROOM
- PARK VIEWS




19, Lovegrove House Ercolani Avenue, High Wycombe, Bucks, HP13 7FZ

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

LEASEHOLD INFORMATION:
- LEASE LENGTH: 104 YEARS REMAINING.
- GROUND RENT: £460 PA
- SERVICE CHARGE: £1,700 P.A.

EPC Rating: 81

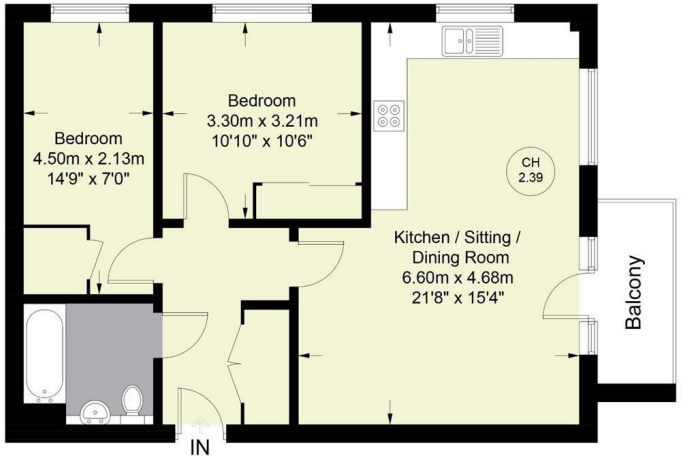




Ercolani Avenue

Approximate Gross Internal Area = 661 sq ft / 61.4 sq m

CH 2.39 = Ceiling Height



SECOND 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.

Hurst Estate Agents







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.