



*Asking Price*

**£170,000**

*Leasehold*



A modern, one bedroom ground floor apartment built in 2018 located in the heart of High Wycombe just a stones throw from Eden Shopping centre, town centre and train station that offers a direct line service into London Marylebone. This converted apartment would make an excellent first time purchase or buy to let investment. The accommodation comprises; entrance hall, open plan lounge/kitchen, spacious double bedroom and modern shower room. The property further benefits; allocated parking to the rear of the property, security entry system, gas central heating and UPVC double glazing. An internal viewing is highly advised.

- GROUND FLOOR APARTMENT
- CLOSE TO TOWN AND TRAIN STATION
- ALLOCATED PARKING
- DOUBLE GLAZING
- INTERNAL VIEWING ADVISED
- NO ONWARD CHAIN
- GREAT FOR FIRST TIME BUYERS AND INVESTORS ALIKE
- GAS CENTRAL HEATING
- SECURITY INTERCOM



**Flat 2, 8 Buckingham Place, High Wycombe, Bucks, HP13 5HW**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION: 117 years remaining. GROUND RENT: £165 per annum. SERVICE CHARGE: £1,310 per annum.

EPC Rating: 81



 Hurst  
Estate Agents

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.