



Asking Price **£200,000** *Leasehold*



A well maintained one-bedroom apartment, offered to the market with a NEWLY EXTENDED LONG LEASE and ZERO GROUND RENT. The property, built in 2006, represents an ideal opportunity for first-time buyers to get onto the property ladder, and would also appeal to professionals and commuters thanks to its excellent transport links- Junction 3 of the M40 is just a short drive away, providing convenient access to London and surrounding areas. The property comprises; spacious living room that opens onto a covered, private balcony - perfect for relaxing, modern fitted kitchen and ample worktop space, double bedroom with fitted wardrobe and newly refurbished bathroom. The property further comprises; gas central heating, uPVC double glazing throughout, allocated permit parking for residents along with access to the car park from the rear, and the front. An internal viewing is advised.

- ONE BEDROOM APARTMENT
- NEWLY EXTENDED LEASE (171 YEARS)
- CLOSE TO LOCAL AMENITIES & TRAIN STATION
- £0 GROUND RENT
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- IMMACULATE CONDITION THROUGHOUT
- GOOD ACCESS TO MOTORWAY
- GAS CENTRAL HEATING
- PERMIT PARKING
- AN INTERNAL VIEWING IS ADVISED



117 St. Hughs Avenue, High Wycombe, Buckinghamshire, HP13 7TZ

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION:
-171 YEAR LEASE
-SERVICE CHARGE: £1,588.92 PA (£132.40 MONTHLY).
-GROUND RENT: PEPPERCORN

EPC Rating: 91

St. Hughs Avenue

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m



THIRD 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.



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.