



15 Edmunds Gardens, High Wycombe, Buckinghamshire, HP12 4LP

A bright and spacious two-bedroom first-floor apartment, offered to the market in excellent condition throughout and benefiting from share of freehold and a long lease (remainder of 999 years). Nestled within Edmunds Gardens, a quiet no-through road set in a secluded, wooded area, the property provides a peaceful retreat while being conveniently located for local amenities, countryside walks, and Junction 4 of the M40. The accommodation comprises: entrance hall, generous lounge/diner with Juliet balcony overlooking well-maintained communal gardens, a modern fitted kitchen with breakfast bar, two well-proportioned bedrooms, and a contemporary family bathroom. Additional benefits include: residents' off-street parking (plus ample unrestricted on-street parking), UPVC double glazing installed in 2019, and access to attractive communal grounds.

LEASEHOLD INFORMATION:

- SHARE OF FREEHOLD
- REMAINDER OF 999 YEAR LEASE
- NO GROUND RENT PAYABLE
- SERVICE CHARGE: £130 PCM.

LONG LEASE - REMAINDER OF 999 YEARS
SHARE OF FREEHOLD
SECLUDED & TUCKED AWAY LOCATION
CLOSE TO J.4 OF THE M40
TWO GOOD SIZE BEDROOMS
MODERN FITTED KITCHEN
FIRST FLOOR APARTMENT
LOUNGE/DINER WITH JULIET BALCONY
RESIDENTS OFF STREET PARKING
WELL MAINTAINED COMMUNAL GARDENS



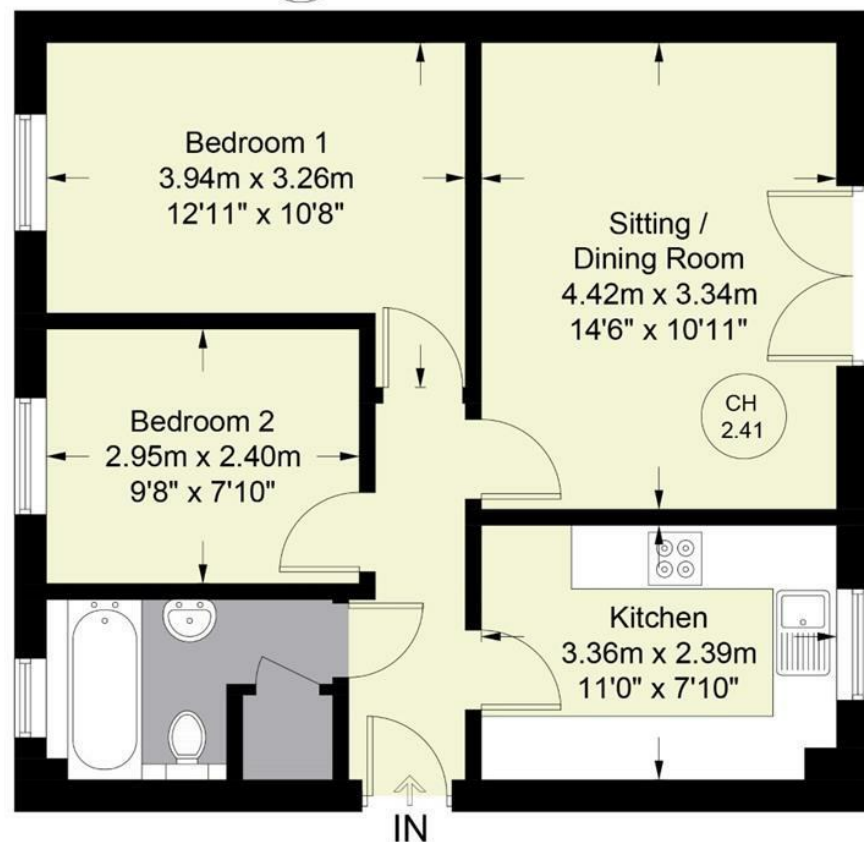


Edmunds Gardens

Approximate Gross Internal Area
562 sq ft / 52.2 sq m



CH
2.41 = Ceiling Height



FIRST 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.

Estate Agents
Hursts

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.

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

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk