



*Offers In Excess Of*      **£210,000**      *Leasehold*



Hurst are pleased to bring to market this two bedroom, ground floor apartment that would make an excellent first time purchase or buy to let investment with a likely achievable rental figure of circa £1,200/£1300 PCM. This spacious and homely flat is located to the West of High Wycombe's town centre and provides great access to Marlow and West Wycombe Village, that offer miles of Countryside walks and an array of quaint shops and village pubs, as well as giving quick and convenient access to junction 4 of the M40 for those looking to commute to the City or West London. The accommodation includes; Front door leading to spacious entrance hallway, sitting room, fitted kitchen, two double bedrooms and family bathroom. This property further benefits from; double glazing, gas central heating, designated parking to the rear of the property with various visitor bays. This apartment is offered to the market with no onward chain. There are also a range of options over possible lease extensions that we would be happy to share and run through with any prospective buyers.

- GROUND FLOOR APARTMENT
- DOUBLE GLAZED
- GOOD ACCESS TO JUNCTION 4 OF M40
- NO ONWARD CHAIN
- INTERNAL VIEWING ADVISED
- GAS CENTRAL HEATING
- DESIGNATED PARKING TO REAR
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM & KITCHEN
- IDEAL FIRST TIME PURCHASE



**Flat 1, 52 Whitelands Road, High Wycombe, Bucks, HP12 3EL**

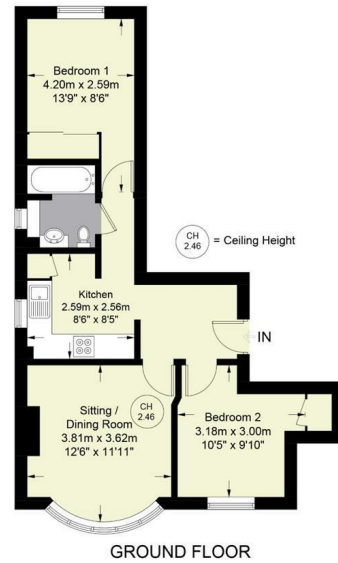
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Hurst Estate Agents, 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)

EPC Rating: 71

## Whitelands Road

Approximate Gross Internal Area = 519 sq ft / 48.2 sq m



Floor Plan produced for Hurst 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.