



Estate Agents
Hurst

26 Ripley Close, High Wycombe, Buckinghamshire, HP13 5LF
£255,000

26 Ripley Close, High Wycombe, Buckinghamshire, HP13 5LF

Offered to the market with NO ONWARD CHAIN is this bright and spacious two DOUBLE bedroom apartment with a large PRIVATE BALCONY/TERRACE with STUNNING VIEWS across the valley. The property is located in the highly sought after Downley region of High Wycombe within walking distance of the town centre, train station (which offers a direct link into London Marylebone in less than 30 minutes) and Eden shopping centre. The accommodation comprises: entrance hall, spacious lounge/diner with stunning views across the valley, large private balcony/terrace, spacious fitted kitchen (NOTE: A BRAND NEW KITCHEN WILL BE INSTALLED PRIOR TO COMPLETION OF SALE), two DOUBLE bedrooms (principal bedroom with fitted wardrobes) and family bathroom. The property further benefits: allocated parking space (with ample visitors bays and non-restricted on street parking available) and UPVC double glazing.

LEASEHOLD INFORMATION:

- NEWLY EXTENDED LEASE UPON COMPLETION OF SALE!
- SERVICE CHARGE: £1,650 P.A
- GROUND RENT: £135 P.A

**NEW EXTENDED LEASE UPON COMPLETION
NO ONWARD CHAIN
STUNNING VIEWS ACROSS THE VALLEY
LARGE PRIVATE BALCONY/TERRACE
SPACIOUS LOUNGE/DINER
ALLOCATED PARKING
AMPLE VISITORS BAYS AVAILABLE
HIGHLY SOUGHT AFTER LOCATION
TWO DOUBLE BEDROOMS
UPVC DOUBLE GLAZING**





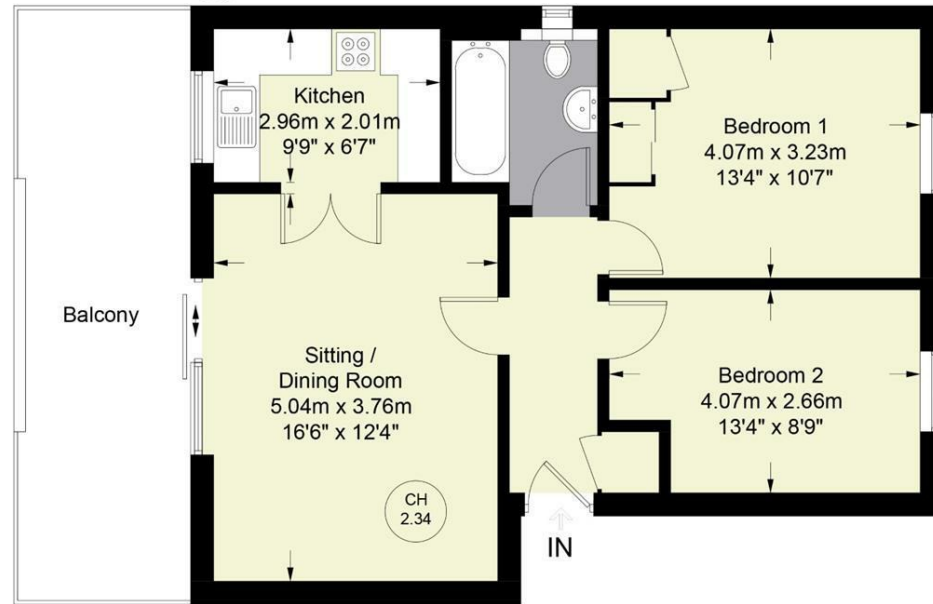


Ripley Close

Approximate Gross Internal Area = 650 sq ft / 60.4 sq m



CH 2.34 = 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.



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