



Leasehold



A bright and spacious two-bedroom apartment offered to the market in excellent condition throughout. The accommodation comprises; a welcoming entrance hall with utility cupboard, generous open-plan living and dining area with a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary family bathroom. Further benefits include; Allocated parking bay, shared visitor parking, healthy lease length with 105 years remaining, security intercom system, communal gardens, and uPVC double glazing.

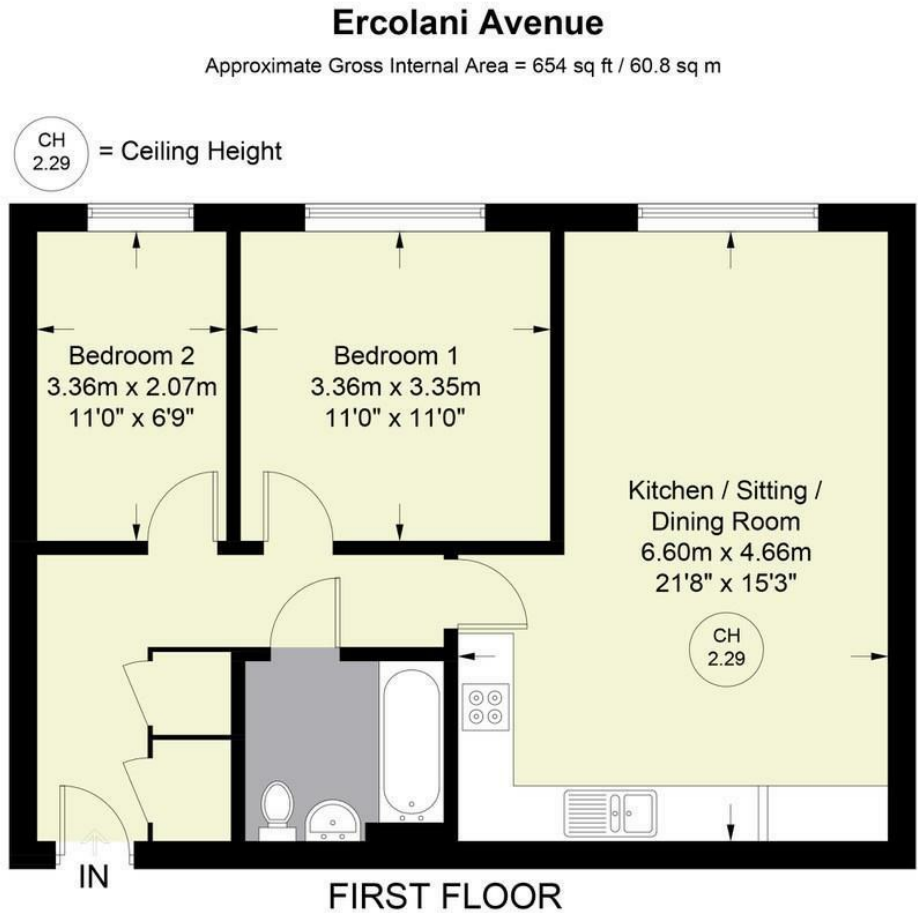
The property is situated within a popular modern development, ideally located within walking distance of High Wycombe town centre, the mainline railway station (providing direct services to London Marylebone in under 30 minutes), and the picturesque Rye Park and Lido. This superb location makes the property perfectly suited to both professionals and first-time buyers.

- MODERN DEVELOPMENT
- GOOD CONDITION THROUGHOUT
- UPVC DOUBLE GLAZING
- TWO BEDROOMS
- LONG LEASE REMAINING
- ALLOCATED PARKING
- CLOSE TO STATION
- WALK OF TOWN
- OPEN PLAN KITCHEN/LIVING AREA
- IDEAL FOR FIRST TIME BUYERS/INVESTORS ALIKE



12 Ives House, Ercolani Avenue, High Wycombe, HP13 7FZ

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors



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.

