



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

A well-presented one-bedroom top floor apartment with generous accommodation, balcony and residents parking.

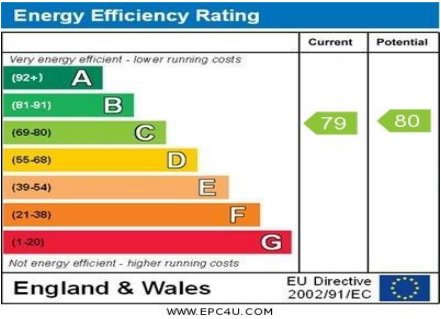
| Well Presented Top Floor Apartment | East of High Wycombe | Communal Entrance Hall | Entry Phone System | Entrance Hall | Living Room | Balcony | Kitchen | Bedroom | Bathroom | Gas Central Heating | Double Glazing | Residents Car Parking |

A well-presented top floor apartment in a popular location to the East of High Wycombe. Ideal for first time buyers and investment buyers the accommodation briefly comprises; communal entrance with entry phone system, entrance hall, living room with large balcony, kitchen, double bedroom, bathroom, gas radiator heating, double glazing, resident’s car parking.



Price... Offers in Excess of £175,000

Leasehold



LOCATION

Approximately 1.2 miles from High Wycombe centre with local shops and buses into the town pass close by. Town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large Kingsmead and Rye parks about a 5-minute drive. Two M40 junctions are less than ten minutes drive.

DIRECTIONS

From the town centre ascend the A404 Amersham Hill and continue to the top and at the second mini-roundabout turn right into Totteridge Lane. Continue along Totteridge Lane over two mini-roundabouts, at the third turn left into Hicks Farm Rise. Follow the road down and take the first turning on the right into St Hughs Avenue. Continue along the road and the property can be found on the left-hand side

ADDITIONAL INFORMATION

Leasehold: 83 Years remaining: Service Charge; £2071.32 Per annum.

COUNCIL TAX

Band B

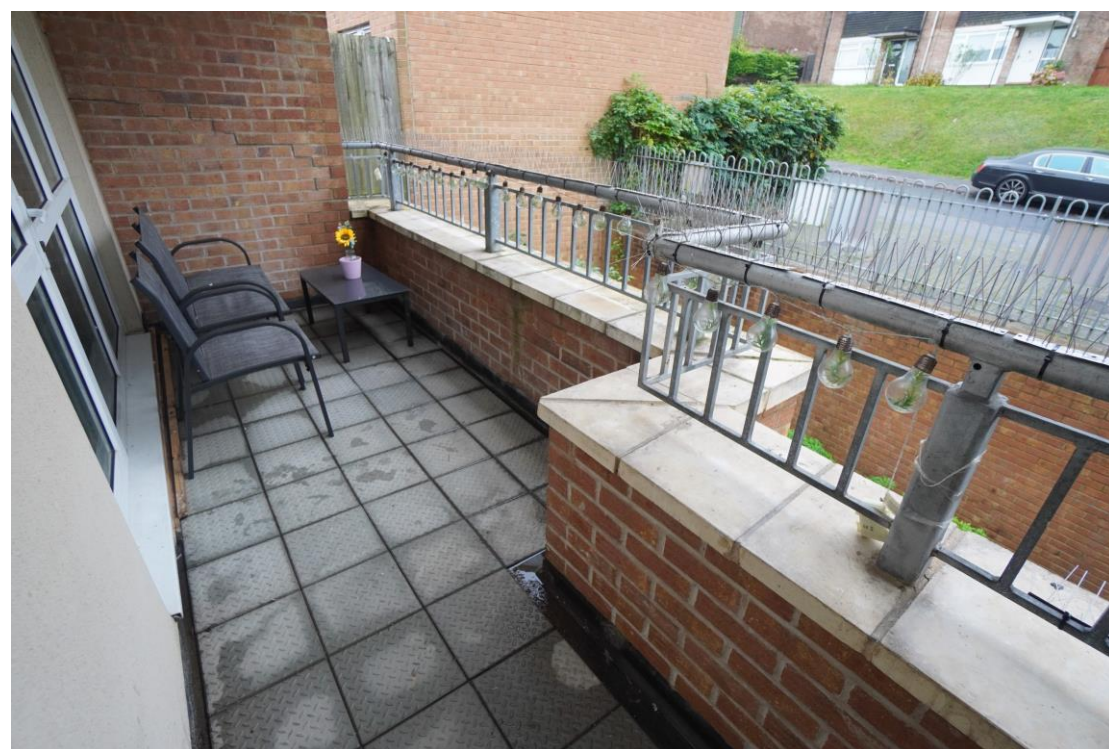
EPC RATING

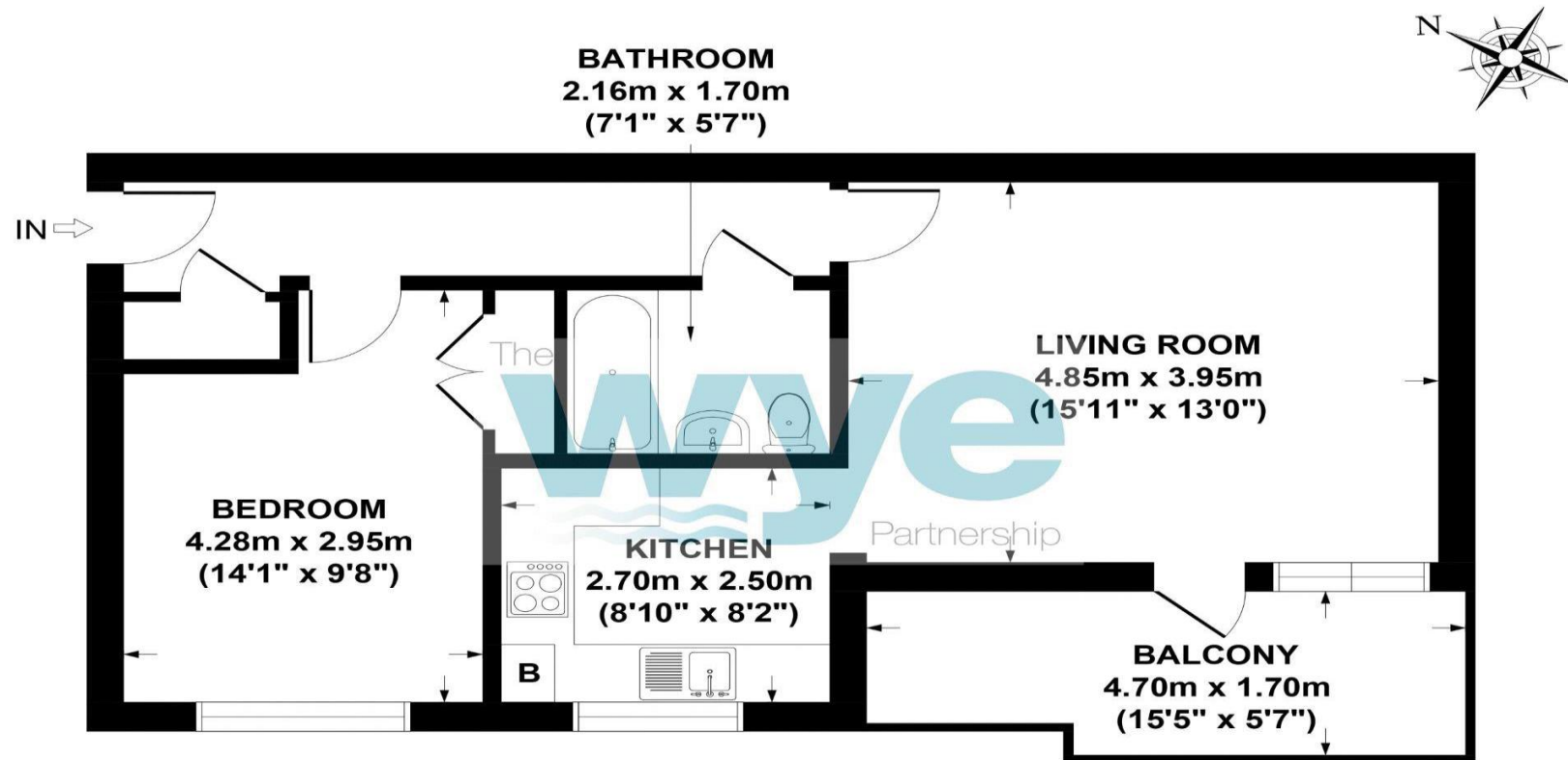
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 51 SQ M / 550 SQ FT**

**ST. HUGHES AVENUE, HIGH WYCOMBE, HP13 7TZ
APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 550 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership