Estate Agents
Hurst

26 Glenister House, Thistle Walk, High Wycombe, Bucks, HP11 1GZ

Offers In Excess Of £325,000

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This exceptionally well-presented, two-bedroom, first-floor apartment is offered to the market with the benefit of a long lease. Ideally situated on the eastern side of High Wycombe, the property is conveniently located within walking distance of the town centre and railway station, which offers direct services to London Marylebone, making it an excellent choice for commuters and those seeking easy access to local amenities.The accommodation comprises; entrance hall, open plan modern fitted kitchen/lounge/dining room with French doors opening to a stunning SOUTH FACING balcony area overlooking a small pond, modern family bathroom, main bedroom benefiting from fitted wardrobes and en-suite shower room and a second double bedroom. The property further benefits from UPVC double glazing, gas central heating, and allocated parking. This is a superb apartment that offers a real sense of home, with a welcoming feel that sets it apart from a typical apartment block. Ideal for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking an attractive addition to their portfolio. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

LEASE: 991 YEARS REMAINING
GROUND RENT: £806.90
SERVICE CHARGE: £1,727.43 PER ANNUM

SPACIOUS FIRST FLOOR APARTMENT

EN-SUITE SHOWER ROOM

ALLOCATED PARKING

SOUTH FACING BALCONY

LONG LEASE REMAINING

STUNNING CONDITION

TWO DOUBLE BEDROOMS

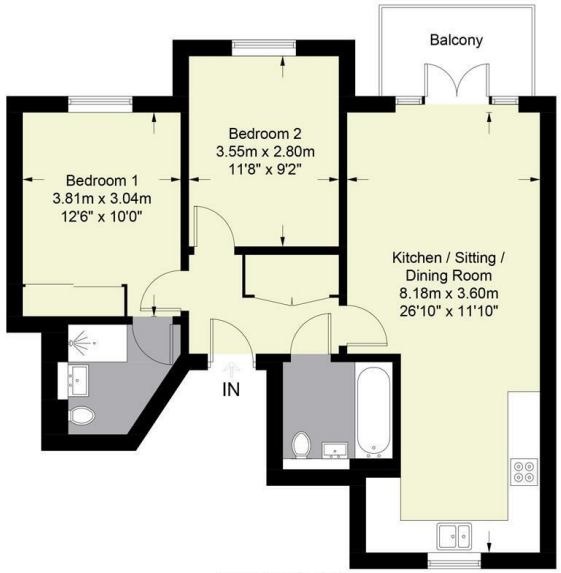
ELEVATED VIEW OVERLOOKING POND

PERFECT FOR COMMUTERS & FIRST TIME BUYERS

INTERNAL VIEWING ADVISED

Thistle Walk

Approximate Gross Internal Area = 693 sq ft / 64.4 sq m



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
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 their solicitor.

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