

Hurst Estate Agents

46 Peatey Court, Princes Gate, High Wycombe, Buckinghamshire, HP13 7AY

£180,000

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Offered to the market with NO ONWARD CHAIN is this bright and spacious one bedroom second floor apartment, presented in immaculate condition throughout. The current owner has recently redecorated and re-carpeted the property, creating a fresh, modern feel ready for immediate occupation. Situated within the highly sought-after Princes Gate development, the property is ideally located just a short walk from High Wycombe town centre and mainline train station, making it a perfect purchase for first time buyers and commuters alike. The accommodation comprises: entrance hall, generous lounge/diner, contemporary fitted kitchen (with white goods included), large double bedroom and a newly installed bathroom. Further benefits include allocated parking, security intercom system, and UPVC double glazing throughout.

LEASEHOLD INFORMATION:
- Lease length: 100 years remaining (125 year lease from 1/2/2001)
- Ground rent: £255.52 P.A (reviewed every 25 years)
- Service charge: £1,248.25 P.A

SECOND FLOOR APARTMENT

HIGHLY SOUGHT AFTER DEVELOPMENT

CLOSE PROXIMITY TO TRAIN STATION & TOWN CENTRE

IMMACULATE CONDITION THROUGHOUT

FULLY REDECORATED & RECARPETED

NEWLY INSTALLED BATHROOM

LARGE LOUNGE/DINER

CONTEMPORARY FITTED KITCHEN

ALLOCATED PARKING

SECURITY INTERCOM SYSTEM













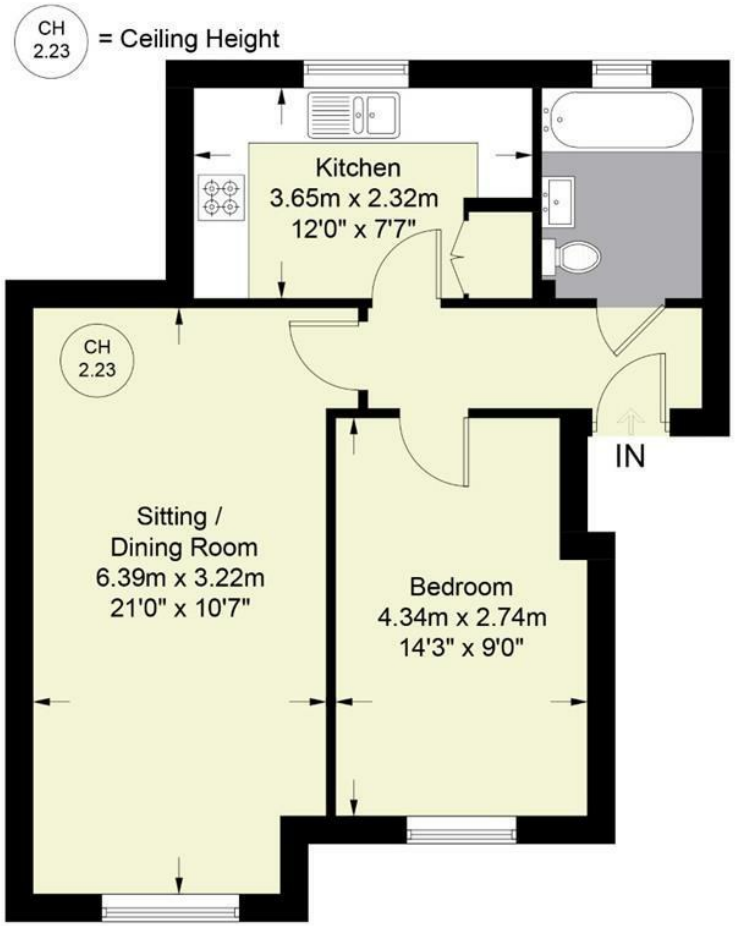

BICYCLES
TRICYCLES





Princes Gate

Approximate Gross Internal Area = 540 sq ft / 50.2 sq m



SECOND 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.

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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