



Estate Agents  
**Hurst**

6 Butlers Court, High Wycombe, Buckinghamshire, HP13 7JH  
£200,000

## 6 Butlers Court, High Wycombe, Buckinghamshire, HP13 7JH

A spacious, two bedroom, first floor apartment that has been well maintained and improved upon by its current owners and is offered in good condition throughout. The property is perfect for those looking to commute as it is a short drive of junction 3 of the M40 and is also a walk of High Wycombe's train station, that offers a direct line service into London Marylebone. The property has private communal gardens and would make an excellent first time purchase or buy to let investment. The accommodation comprises entrance hall, fitted kitchen, lounge/diner, two double bedrooms and family bathroom. The apartment further benefits from electric heating, double glazing, allocated parking, communal gardens and is ideally situated for access to High Wycombe's town centre, mainline train station (which is just over a mile away), the Eden shopping precinct, numerous restaurants, library and theatre can also be found. An internal inspection is highly recommended to fully appreciate this superb apartment.

COUNCIL TAX BAND: C

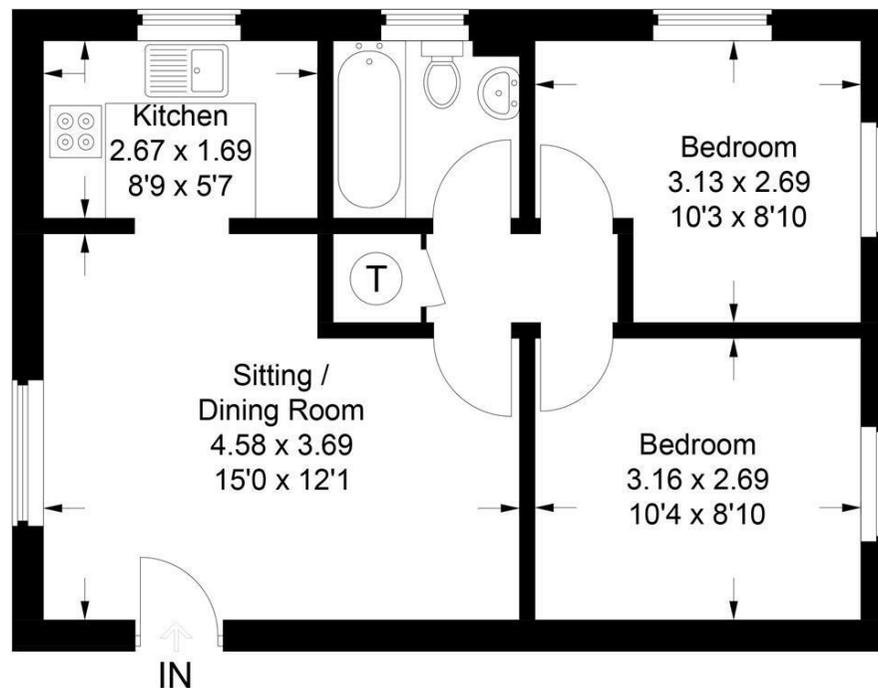
**TWO BEDROOM FLAT  
NO CHAIN  
LOUNGE/DINER  
FITTED KITCHEN  
ALLOCATED PARKING  
COMMUNAL GARDENS  
IDEAL FIRST TIME BUY  
CLOSE TO RETAIL PARK  
GOOD ACCESS TO JUNC 3  
FIRST FLOOR APARTMENT**







Approximate Gross Internal Area  
44 sq m / 474 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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