



Estate Agents  
**Hurst**

68 Alexandra Park Queen Alexandra Road, High Wycombe, HP11 2HB  
£176,000



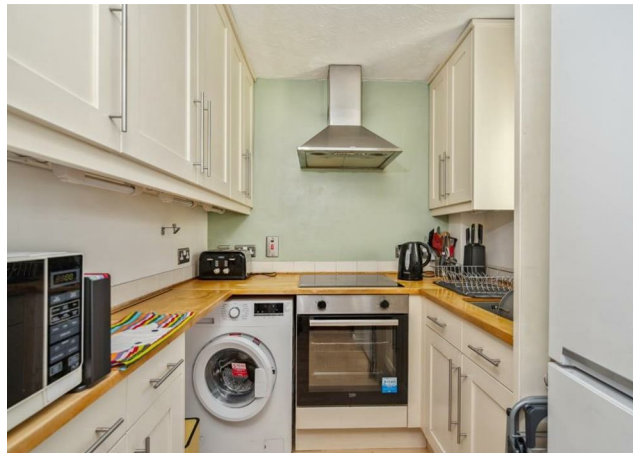
# 68 Alexandra Park Queen Alexandra Road, High Wycombe, HP11 2HB

\*\*\*AVAILABLE AS VACANT POSSESSION AT THE END OF  
THE CURRENT TENANCY\*\*\*

A superbly situated, first floor one bedroom apartment which is offered to the market in great condition throughout. The development is walking distance of the town centre, train station and hospital making Alexandra Park an excellent purchase for a first time buyer or buy to let investment, with an estimated rental value of £950pcm. The accommodation comprises; entrance hall, lounge/diner with balcony, modern fitted kitchen, double bedroom and bathroom suite. The property further benefits; electric heating system, allocated parking, plenty visitor spaces, communal gardens, security intercom system and double glazing. (TENANT IN SITU UNTIL NOV 2024) NO ONWARD CHAIN

The original lease length is 125 years and there are 94 years remaining. The ground rent is £260 per annum (reviewed next in 2042) and the service charges are £132 per month.

**MODERN FITTED KITCHEN  
CENTRALLY LOCATED  
NO ONWARD CHAIN  
BALCONY  
EXCELLENT INVESTMENT  
ALLOCATED PARKING  
UPVC DOUBLE GLAZING  
CLOSE TO TRAIN STATION  
ELECTRIC HEATING  
WELL MAINTAINED**

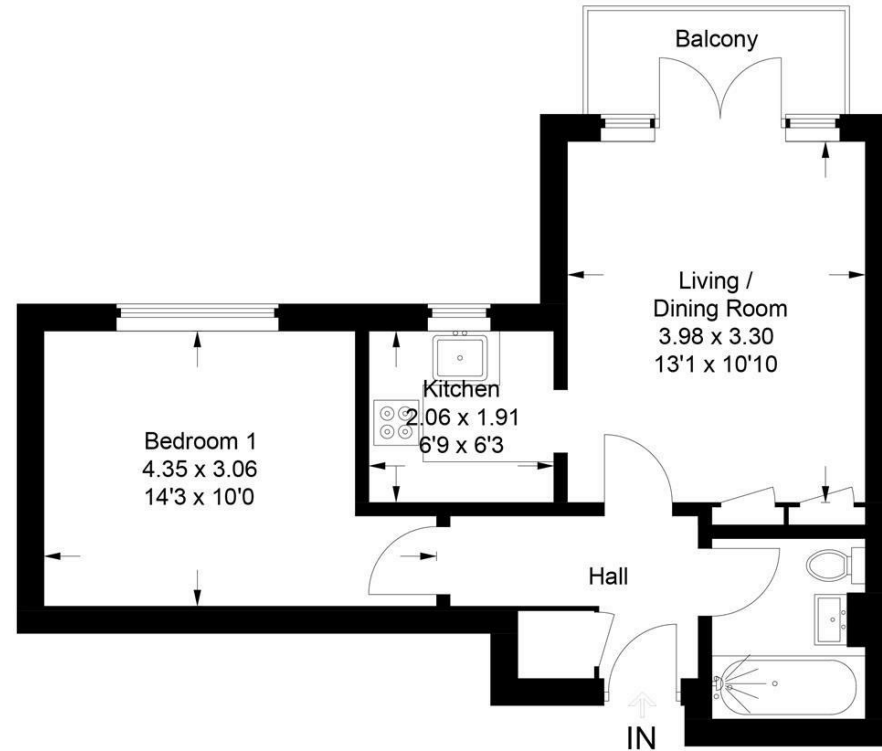








Approximate Gross Internal Area  
38.9 sq m / 419 sq ft



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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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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