



18 Westfields House London Road, High Wycombe, Buckinghamshire, HP11 1HA

£300,000

18 Westfields House London Road, High Wycombe, Buckinghamshire, HP11 1HA

A bright and spacious, third floor, original two bedroom apartment which has been converted into a 2/3 bedroom apartment with lift access forming part of this gated modern development situated on the east side of High Wycombe, within walking distance of local amenities including Starbucks, Aldi and the Kingsmead Park. The property is also located just three miles from Beaconsfield where you will find an array of bars, restaurants and shops. The accommodation comprises; entrance hall, open plan lounge/kitchen/diner with double opening patio doors leading out to a large balcony, large master bedroom (14'2" ft x 10'9" ft), two further bedrooms which could easily be altered into a large second bedroom and a stunning newly fitted family bathroom. The property further benefits; gated allocated parking (with additional visitors bays), upgraded flooring throughout, security entry system, lift access to all floors and UPVC double glazing.

LEASEHOLD INFORMATION:

- 125 year lease from 1st January 2016 (117 years remaining)
- SERVICE CHARGE: £1,482 per annum
- GROUND RENT: £150 paid every six months.

Council Tax band: C



STUNNING SPACIOUS APARTMENT

BUILT IN 2016

THREE BEDROOMS

OPEN PLAN LIVING

LARGE PRIVATE BALCONY

STUNNING BRAND NEW FAMILY BATHROOM

GATED ALLOCATED PARKING

SECURITY ENTRY SYSTEM

WALKING DISTANCE TO SHOPS

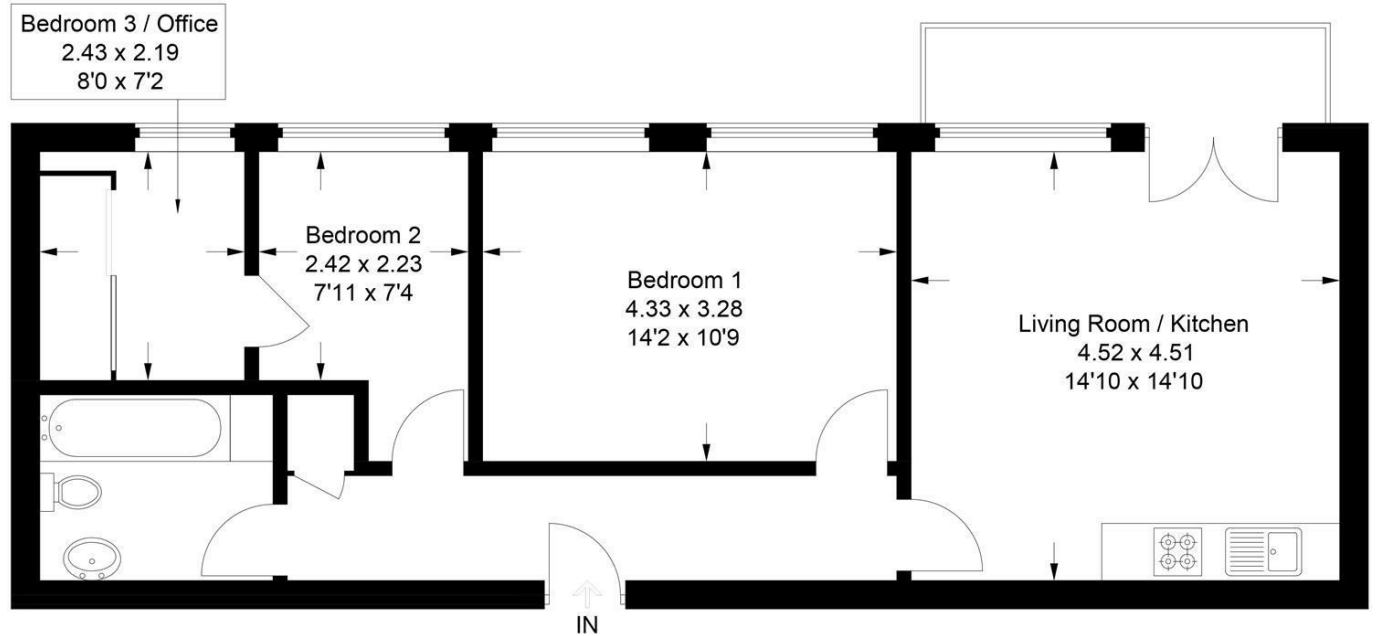
CLOSE TO J.3 OF M40







Approximate Gross Internal Area
61.8 sq m / 665 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.
© CJ Property Marketing Ltd Produced for Hurst



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk