



97 St. Hughs Avenue

High Wycombe, High Wycombe

- A Well Presented First Floor Apartment
- East of High Wycombe Convenient for Town and M40 J3
- Entrance Hall, Living Room with Balcony, Kitchen
- Double Bedroom, Bathroom, Double Glazing, Gas Radiators
- Residents Car Parking, Viewing Highly Recommended

Approximately 1.2 miles from High Wycombe centre with local shops and buses in to the town pass close by. Approximately 30 minutes walk to the train station. Town centre offering 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large 'Kingsmead' and 'Rye' parks about a 5 minute drive. Two M40 junctions are less than 10 minute drive

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

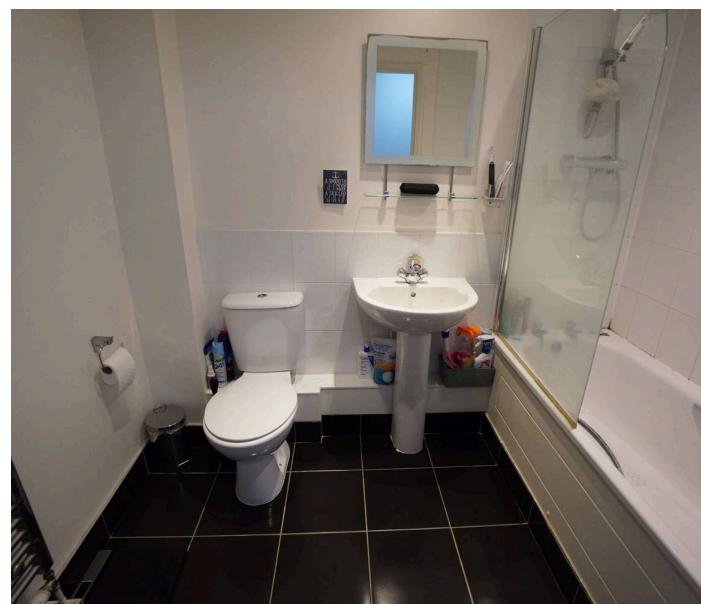


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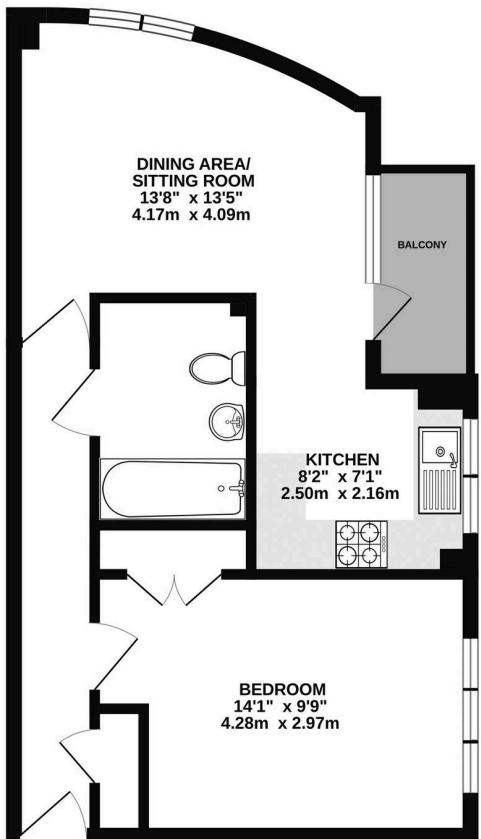
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A well presented first floor apartment with balcony in a popular location to the East of High Wycombe

A well-presented, one-bedroom, first floor apartment situated in a popular residential development on the East side of High Wycombe. This good size apartment has been well-maintained and is offered with gas central heating to radiators, sealed unit double glazed windows, a modern fitted kitchen with new Worcester boiler fitted in 2024, modern white bathroom, good size bedroom with recently fitted carpet, a spacious living room with newly fitted carpet and balcony with far reaching valley views. Externally there is residents car parking plus additional visitors parking spaces.



FIRST FLOOR APARTMENT
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no guarantee is given for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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