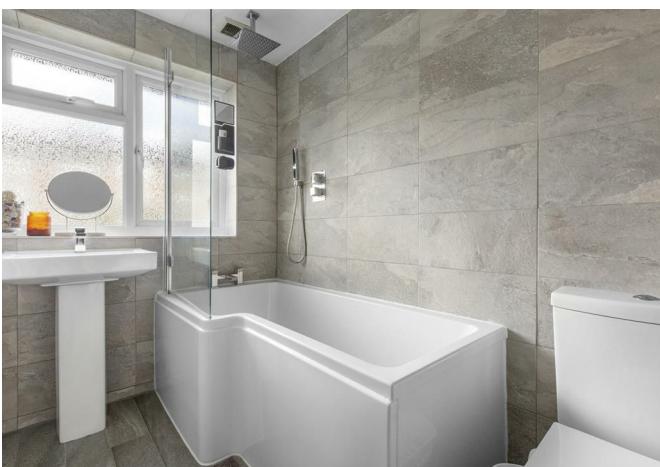




**F**  
**FORD & PARTNERS**  
ESTATE AGENTS

Amersham Hill High Wycombe HP13 6HH



Amersham Hill High Wycombe HP13 6HH

**Guide price £260,000**

A spacious two-double-bedroom duplex apartment, ideally located within close proximity of the mainline railway station and town centre. Recently refurbished and offered with no onward chain, this property presents an excellent opportunity for both owner-occupiers and investors.

## Description

The apartment is accessed via a private front door leading into a central hallway with stairs rising to the first floor. Upstairs, a hallway provides access to the recently refreshed kitchen, which is well equipped with an integrated oven, induction hob, extractor fan, washing machine, and space for a freestanding fridge freezer.

Also on this level is a generous L-shaped reception room offering ample space for both living and dining areas. From here, doors open onto a south-facing balcony, enjoying far-reaching views over the grounds of Wycombe Abbey.

The second floor comprises two well-proportioned double bedrooms and a modern family bathroom.

Additional benefits include electric heating, UPVC double glazing throughout, a garage, residents' parking, and an extended lease of approximately 171 years.

## Situation

The property is located within 0.3 miles of High Wycombe Train station which provides swift access into London Marylebone. The complex is primarily positioned for access to a host of local amenities and local attractions with the Eden Shopping Centre and Town Centre a little under a 10 minute walk. For commuters there is easy access to the motorway with, J3 M40 is 3 miles away whilst J4 M40 just 2 miles away.

Lease Length - Circa 171 Years Remaining.  
Service Charge - £140 per month approx.  
£0 Ground Rent.



## Floor Plans

### Desborough House, Amersham Hill, HP13 6HH

Approximate Gross Internal Area

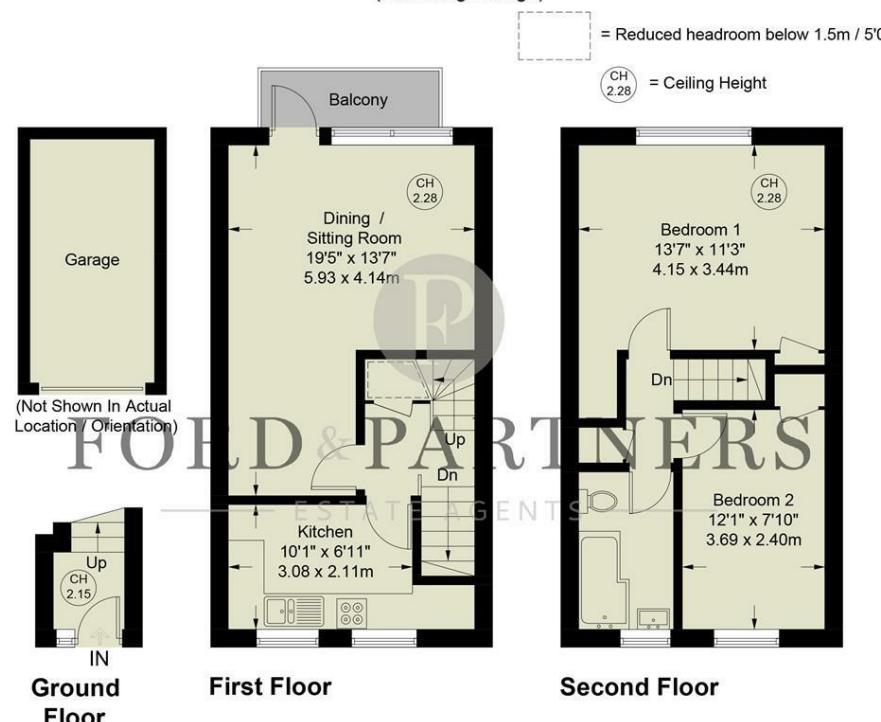
Ground Floor = 24 sq ft / 2.2 sq m

First Floor = 365 sq ft / 33.9 sq m

Second Floor = 364 sq ft / 33.8 sq m

Total = 753 sq ft / 69.9 sq m

(Excluding Garage)



Floor Plan produced for Ford & Partners by Media Arcade ©.  
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.

## Area Map



## Energy Performance Graph

### Energy Efficiency Rating

