





# 65A Amersham Road, High Wycombe, Bucks, HP13 5AA

Forming part of this stunning Victorian property, is this one bedroom, ground floor maisonette that is situated in a highly desirable location, just off Amersham Hill and is just a two minute walk of the RGS and close to High Wycombe's town centre and train station that offers a direct line service into London Marylebone, making it excellent for those looking to commute. This ideal first time purchase or buy to let investment with an estimated return of around £1050 PCM, comes with so many plus points, including a shared of the FREEHOLD and a lease of 999 years, NO GROUND RENT or SERVICE CHARGE, just an annual building insurance between the three properties and its own rear garden with storage shed and off street parking for one vehicle. The accommodation includes; its own entrance, open plan lounge/diner/fitted kitchen, huge double bedroom with bay window and plenty of space for wardrobes and a modern bathroom. The property further benefits from; electric heating, double glazing, allocated parking to the front of the property, private garden to the rear which is extremely secluded and comes with a storage shed. This really is a superb property and an internal viewing is strongly advised.

LEASE INFORMATION: 999 year lease with 980 years remaining, no service charge or ground Rent.



**VICTORIAN GROUND FLOOR MAISONETTE**  
**SHARE OF FREEHOLD WITH 999 YEAR LEASE**  
**ALLOCATED PARKING**  
**OWN PRIVATE REAR GARDEN**  
**HUGE DOUBLE BEDROOM WITH BAY WINDOW TO FRONT ASPECT**  
**NO GROUND RENT AND LOW SERVICE CHARGE**  
**IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT**  
**ROUGH RENT VALUE OF £1050-£1100 PCM**  
**DOUBLE GLAZED**  
**EARLY VIEWING RECOMMENDED**



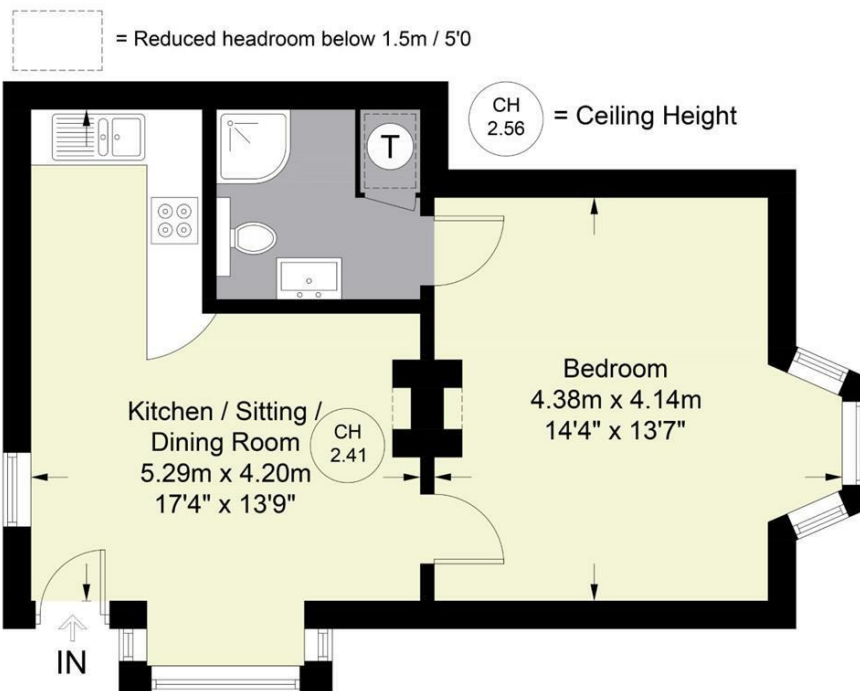






## Amersham Road

Approximate Gross Internal Area = 441 sq ft / 41.0 sq m



## GROUND FLOOR

Floor Plan produced for Hursts 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.



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