



Estate Agents  
**Hurst**

11 Hamilton Court Maitland Drive, High Wycombe, Buckinghamshire, HP13 5BN

£300,000

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An extremely well looked after, split level maisonette that offers two double bedrooms and a generously sized private balcony in a sought-after location close to the town centre. This well proportioned property is located in a quiet and tucked away cul-de-sac within walking distance of High Wycombe train station (which connects to London Marylebone in under 30 minutes making it perfect for those still looking to commute), town centre, the Royal Grammar School and Hughenden park. The accommodation comprises: entrance hall, large lounge/diner with doors leading to a private balcony, modern fitted kitchen, two good size double bedrooms and family bathroom. The property further benefits from; gas central heating, double glazing, allocated parking and ample visitor bays. This property would make an excellent first time purchase or buy to let investment with a rental value of circa £1400-£1450 PCM, an internal viewing is highly recommended.

#### LEASEHOLD INFORMATION:

- 999 YEAR LEASE FROM 1ST JAN 1985 (960 YEARS REMAINING).
- SERVICE CHARGE: £1,010.54 PER ANNUM (April 2024 - March 2025).
- GROUND RENT: £150 PER ANNUM.

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.



**LONG LEASE (960 YEARS REMAINING)**  
**SPLIT LEVEL MAISONETTE**  
**LARGE BALCONY WITH STUNNING VIEWS**  
**IMMACULATE CONDITION THROUGHOUT**  
**TWO DOUBLE BEDROOMS**  
**LOW SERVICE CHARGES**  
**QUIET AND SECLUDED CUL-DE-SAC**  
**WALKING DISTANCE OF TRAIN STATION**  
**WALKING DISTANCE OF HUGHENDEN**  
**NATIONAL TRUST LAND**  
**WALKING DISTANCE OF TOWN CENTRE**

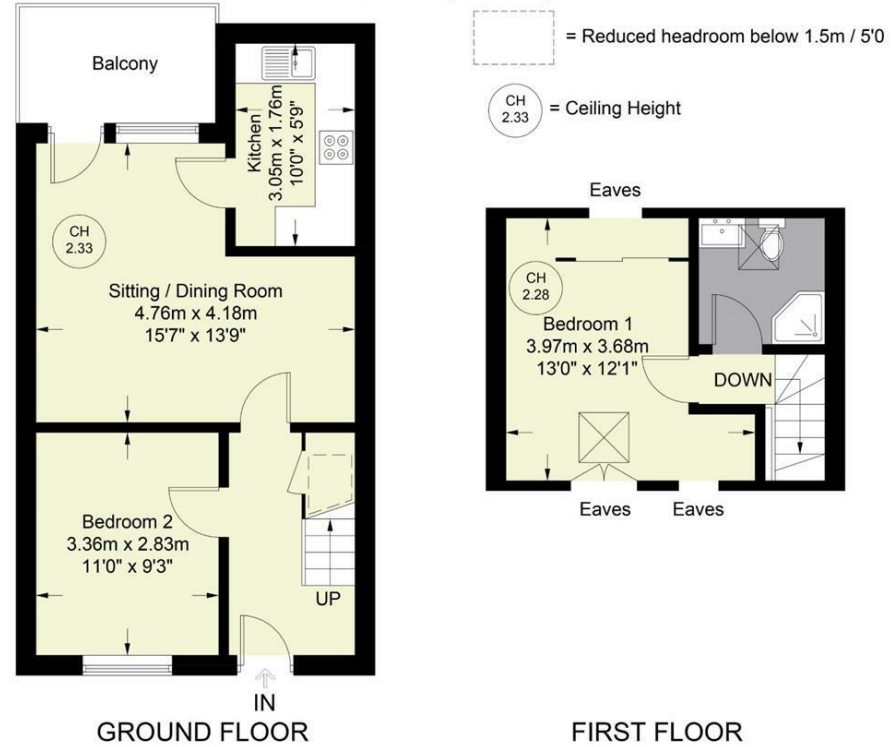






## Maitland Drive

Approximate Gross Internal Area  
 Ground Floor = 429 sq ft / 39.9 sq m  
 First Floor = 204 sq ft / 19 sq m  
 Total = 633 sq ft / 58.9 sq m



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.



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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