



# Flat 4, Seven Acre House, Queensmead Road, Loudwater, Bucks, HP10 9XD

This bright and spacious first floor, two bedroom apartment is offered to the market in good condition throughout. The property is situated In the sought after Loudwater side of High Wycombe within close proximity to amenities and transport facilities including: Wycombe retail park, Wycombe Heights golf club and junction 3 of the M40 motorway. The accommodation comprises: entrance hall, lounge/diner with balcony, fitted kitchen, two good size bedrooms and family bathroom. The property further benefits: NEWLY FITTED BOILER, garage in block, ample on street parking, private entrance, gas central heating and double glazing.

- 125 YEAR LEASE TERM FROM 1983 WITH 83 YEARS REMAINING
- GROUND RENT: £10 PER ANNUM
- SERVICE CHARGE: £478.15 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.

**LOUDWATER**  
**GARAGE IN BLOCK**  
**PRIVATE ENTRANCE**  
**TWO DOUBLE BEDROOMS**  
**CLOSE TO J.3 M40**  
**AMPLE ON STREET PARKING**  
**BALCONY**  
**LARGE LOUNGE/DINER**  
**FIRST FLOOR**  
**INTERNAL VIEWING ADVISED**





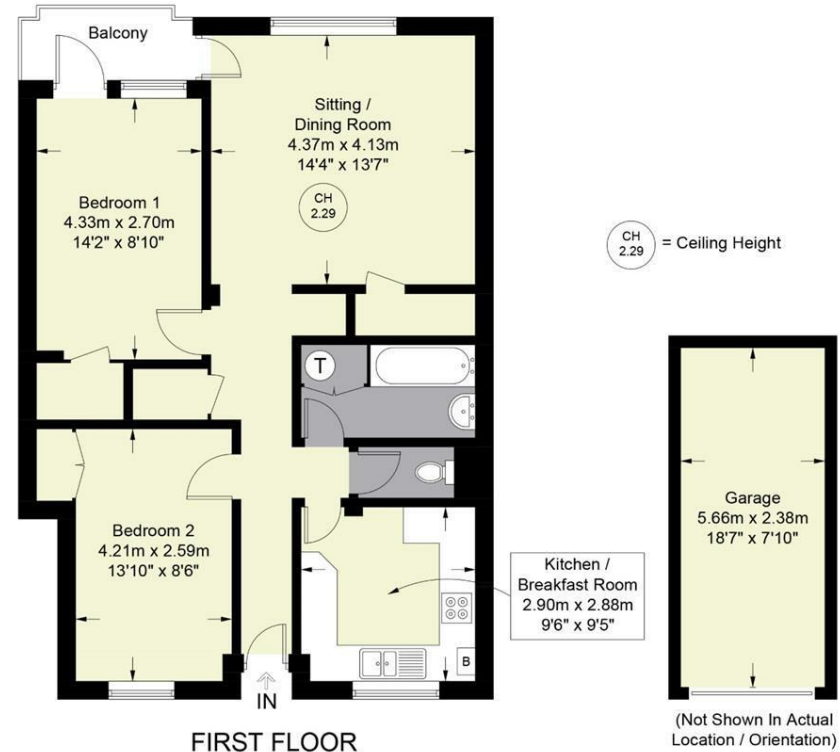


## Queensmead Road

Approximate Gross Internal Area = 788 sq ft / 73.2 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 934 sq ft / 86.8 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.

**Hursts**  
Estate Agents

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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