



15, West View Shrubby Close, High Wycombe, Buckinghamshire, HP13 6FW

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY

DUE TO A LEGAL QUIRK IN THE LEASE, A BUYER WOULD NOT CURRENTLY BE ABLE TO SECURE A MORTGAGE ON THE PROPERTY. ACCORDING TO GOVERNMENT GUIDELINES, THE COST TO CHANGE THE LEASE AND THEN MAKE THE PROPERTY SUITABLE FOR A MORTGAGE IS IN THE REGION OF £11,000. THE RESULT OF THIS LEASE CHANGE WOULD MAKE THE PROPERTY, GROUND RENT FREE, MORTGAGEABLE AND WORTH £250,000. THE OWNER IS IN NEED OF A QUICK SALE SO THEY HAVE DROPPED THE ASKING PRICE CONSIDERABLY TO ATTRACT A CASH BUYER. THIS IS AN IDEAL INVESTMENT OPPORTUNITY FOR SOMEONE WITH CASH WANTING TO ADD VALUE TO A PROPERTY AND MAKES AN IDEAL RENTAL INVESTMENT, AS IN THE CURRENT MARKET WOULD ACHIEVE A RENTAL OF £1,400PCM.

Offered to the market with NO ONWARD CHAIN is this spacious two bedroom first floor apartment with a large BALCONY and well maintained communal gardens. The property is located in a sought after, quiet cul-de-sac situated just a short walk of High Wycombe town centre and train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: entrance hall, living room with bay window opening out to a large private balcony, contemporary fitted kitchen (appliances included with sale), two bedrooms, master bedroom with en-suite & built in wardrobe and family bathroom. The property further benefits: allocated parking (plus x10 visitors bays and additional on street parking available), LONG LEASE (975 years remaining), several storage cupboards, GAS central

CASH BUYERS ONLY

NO ONWARDS CHAIN

LARGE PRIVATE BALCONY

ALLOCATED PARKING

WELL MAINTAINED COMMUNAL GARDENS

**SHORT WALK OF TRAIN STATION & TOWN
CENTRE**

EN-SUITE SHOWER ROOM TO MASTER

FIRST FLOOR

GAS CENTRAL HEATING

QUIET & SOUGHT AFTER LOCATION







Shrubbery Close

Approximate Gross Internal Area = 563 sq ft / 52.3 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.

Estate Agents
Hursts

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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