





# 7 Alexandra Court, West Wycombe Road, High Wycombe, Bucks, HP12 3AB

A one bedroom, second floor apartment located just a short walk of High Wycombe town centre shops and mainline railway station. The apartment is positioned on the quiet, rear side of the building, overlooking the communal gardens and parking area. At the rear of the communal gardens is a pretty chalk stream with paved area alongside for all residents to use. The accommodation includes; entrance hall, open-plan living room with kitchen area, electric heating, built in oven, double bedroom, shower room. The property also benefits from; a recently refurbished modern bathroom, double glazing, communal parking, extended lease and low outgoings.

LEASE: Extended in 2017 to 189 years with 181 years remaining.

GROUND RENT: Peppercorn. (£0)

SERVICE CHARGES: £72.20 per month. (£866.40 per annum).



**ONE BEDROOM APARTMENT**  
**CLOSE TO TOWN CENTRE**  
**LONG EXTENDED LEASE REMAINING**  
**FITTED KITCHEN**  
**OPEN PLAN LIVING ROOM**  
**COMMUNAL GARDENS**  
**UPVC DOUBLE GLAZING**  
**PEPPERCORN GROUND RENT**  
**ELECTRIC HEATING**  
**MODERN REFURBISHED BATHROOM**

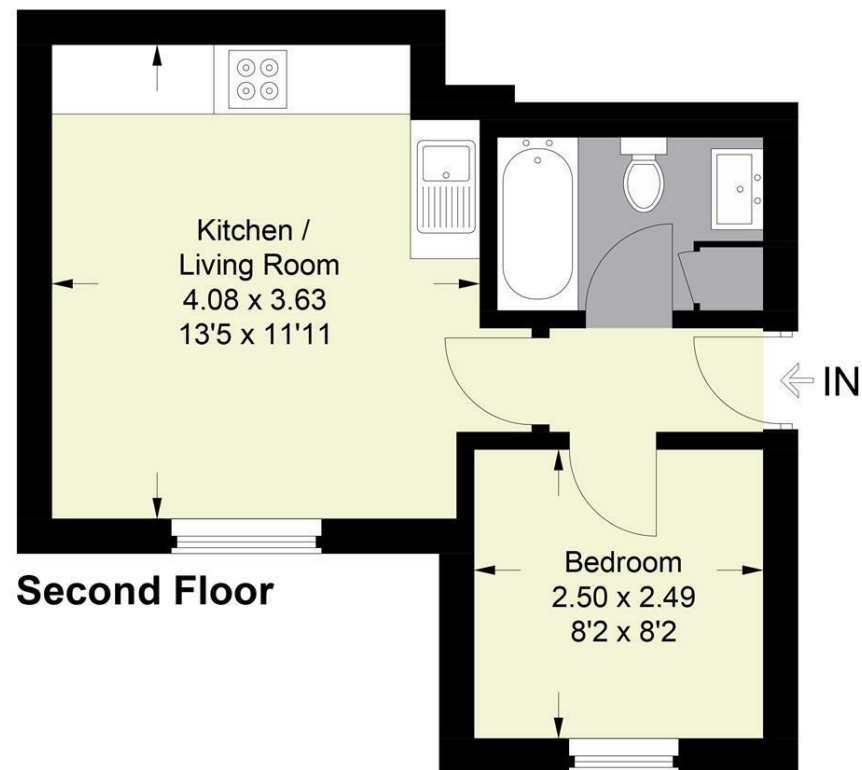








Approximate Gross Internal Area  
27.7 sq m / 298 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
© C.J Property Marketing Ltd Produced for Hurst

Estate Agents  
**Hurst**

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)