



Flat 14, Clifton Court Marlow Road, High Wycombe, Buckinghamshire, HP11 1TE

Offered to the market with NO ONWARD CHAIN and in good condition throughout is this bright and spacious two bedroom split level maisonette. The property is located on the sought after Cressex side of High Wycombe within close proximity to local schools, shops and transport facilities including Wycombe High, John Hampden and junction 4 of the M40. The accommodation comprises: entrance porch, large lounge/diner with patio door opening out to the balcony, contemporary fitted kitchen, two good size bedrooms and family bathroom. The property further benefits: residents off street parking (no garage included), well maintained communal gardens, gas central heating and UPVC double glazing.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 117 YEARS REMAINING.
- GROUND RENT: £0
- SERVICE CHARGE: £960 per annum (approx.)

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 (117 YEARS REMAINING)

NO ONWARD CHAIN

SLIP LEVEL MAISONETTE

SOUGHT AFTER LOCATION

CLOSE TO JUNCTION 4 OF M40

COMMUNAL GARDENS

TWO GOOD SIZE BEDROOMS

PRIVATE BALCONY

FITTED WARDROBES TO PRINCIPAL BEDROOM

UPVC DOUBLE GLAZING

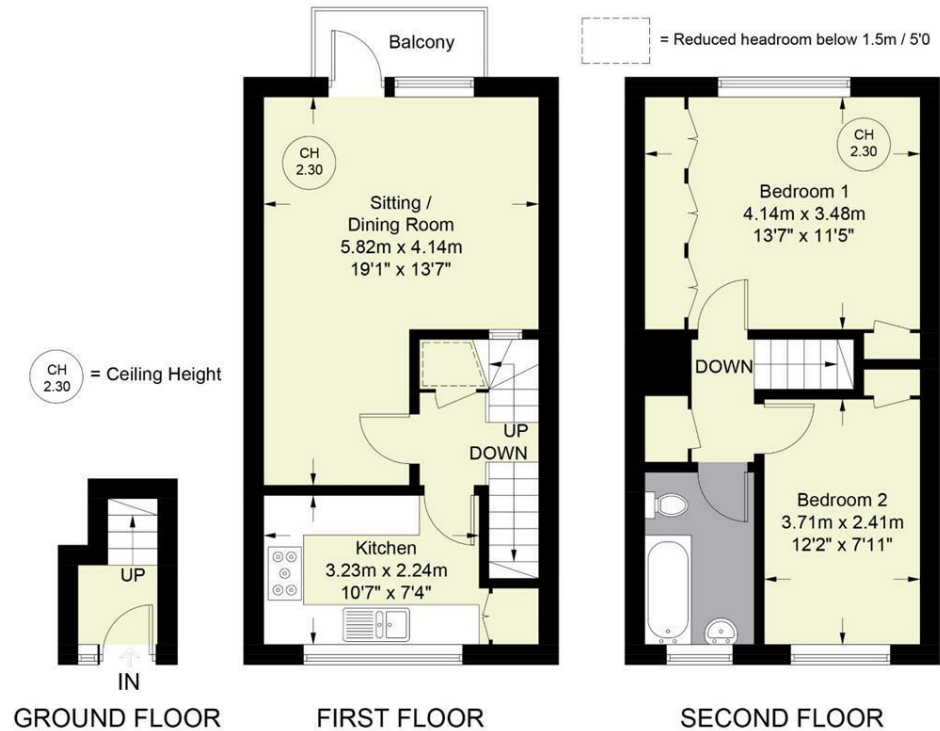






Clifton Court Marlow Road

Approximate Gross Internal Area
 Ground Floor = 25 sq ft / 2.3 sq m
 First Floor = 370 sq ft / 34.4 sq m
 Second Floor = 368 sq ft / 34.2 sq m
 Total = 763 sq ft / 70.9 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.

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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