





# 70B Totteridge Road, High Wycombe, Bucks, HP13 6EX

Hurst are pleased to bring to market this well presented, one double-bedroom, ground floor apartment that is located in a tucked away position close to the town centre and is just a few minutes walk of High Wycombe's train station (direct access to platform 3) which offers a direct line service into London Marylebone. The property has been well cared for by its current owner and would make an excellent first time purchase or buy to let investment with an expect rental income of around £950/£1,000 per calendar month. The accommodation comprises; entrance hall, lounge/ dining room, modern fitted kitchen, a double bedroom and shower room. The property further benefits from; double glazing, electric heating, long lease remaining with shared of Freehold and no ground rent, private parking and communal gardens. This property really is perfect for those looking to commute to London via the Chiltern Line and an internal viewing is highly recommended. This maisonette is also offered to the market with no onward chain.



**ONE BEDROOM MAISONETTE**

**PRIVATE PARKING**

**COMMUNAL GARDEN**

**LONG LEASE**

**CLOSE TO TOWN CENTRE**

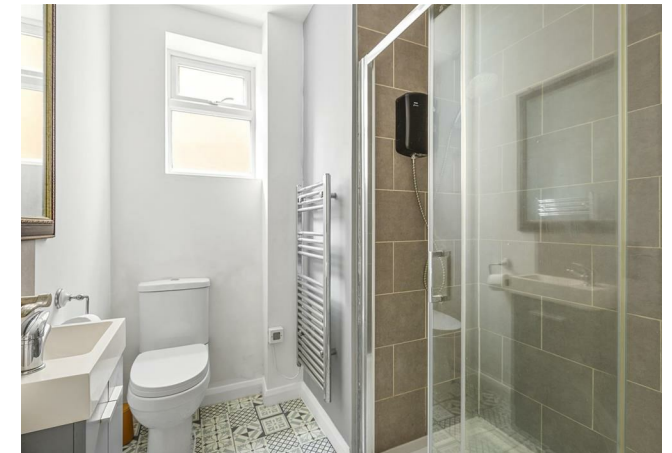
**SHARE OF FREEHOLD**

**FEW MINUTES WALK OR TRAIN STATION**

**NO ONWARD CHAIN**

**IDEAL FIRST TIME PURCHASE**

**RENTAL INCOME OF CIRCA £1,000 pcm**











## Totteridge Road

Approximate Gross Internal Area  
415 sq ft / 38.6 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.

Hurst 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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