





# Flat 1, 7 Bull Lane, High Wycombe, Buckinghamshire, HP11 2DL

Offered to the market with NO ONWARD CHAIN is this unique and rarely available FIVE BEDROOM split level apartment with SHARE OF FREEHOLD. The property is located in the heart of High Wycombe town centre, conveniently located to the Eden shopping centre, restaurants, bars and the train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: spacious entrance hall, living room, modern fitted kitchen/breakfast room, five bedrooms and modern family bathroom. The property further benefits: SHARE OF FREEHOLD, long lease (remainder of 999 years), no ground rent, on street permit parking nearby and NO ONWARD CHAIN. This property also presents a fantastic buy to let investment opportunity, with excellent potential to be converted into an HMO, offering an estimated rental income in the region of £500-£550 per room, per month (subject to necessary consents).

- SHARE OF FREEHOLD

- SERVICE CHARGE: £1,200 P.A

- GROUND RENT: £0

- APPROXIMATELY 990 YEARS REMAINING ON THE LEASE

## **FIVE BEDROOMS**

## **PRIME TOWN CENTRE LOCATION**

**LARGE SPACIOUS PROPERTY (1,313 SQ.FT)**

## **SHARE OF FREEHOLD**

**LONG LEASE (REMAINDER OF 999 YEARS)**

**FULLY REFURBISHED THROUGHOUT**

**NO GROUND RENT**

**ON STREET PERMIT PARKING**

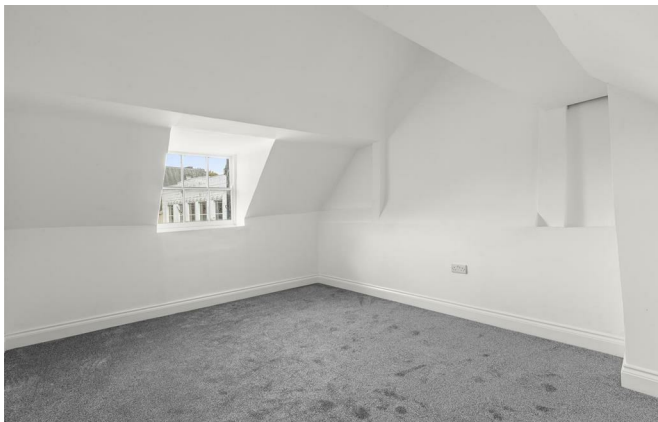
**CLOSE TO EDEN SHOPPING CENTRE**

**CLOSE TO HIGH WYCOMBE TRAIN STATION**





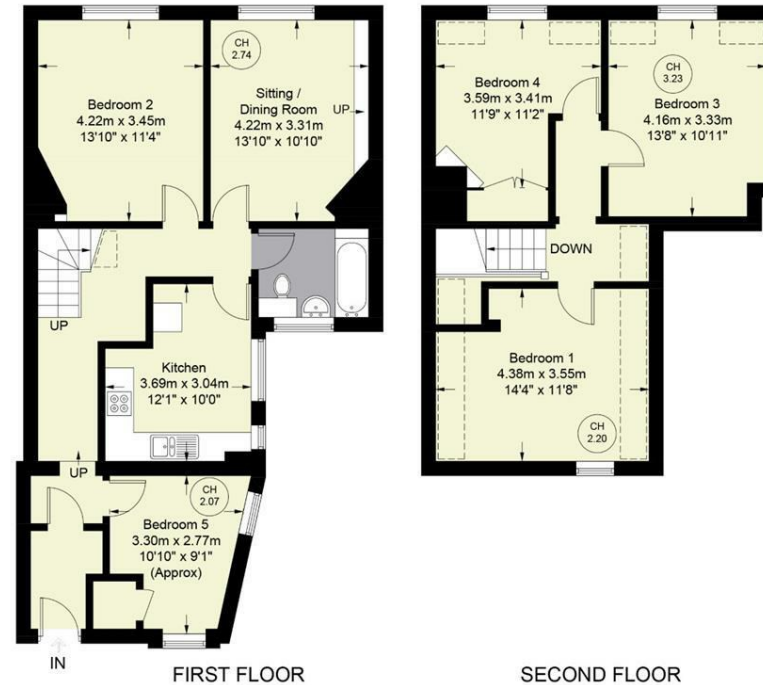




## Bull Lane

Approximate Gross Internal Area  
First Floor = 767 sq ft / 71.3 sq m  
Second Floor = 546 sq ft / 50.7 sq m  
Total = 1313 sq ft / 122.0 sq m

= Reduced headroom below 1.5m / 5'0"  
 = Ceiling Height



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

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