



10 Windrush Court, High Wycombe, Bucks, HP13 7UL

***** 999 year lease with 957 years remaining ***** Hurst are pleased to offer to the market this ground floor, two bedroom apartment that provides two double bedrooms and has been well cared for and improved upon by its current owner, as well as being offered to the market with no onward chain. Situated to the North/East of High Wycombe's town centre and located in a cul-de-sac location this property would make an excellent first time purchase or buy to let investment with a rough rental income of circa £1300 - £1400 PCM and would require no work on it giving the assurance that this is ready to let. The apartment is also great for those looking to commute to London as junction 3 of the M40 and the mainline railway station at High Wycombe are both a short drive away. The accommodation includes: communal entrance, hallway, open plan lounge/diner, modern fitted kitchen with hardwood worktops, family bathroom and two double bedrooms of which the main bedroom provide French doors that open out onto a small patio area. The property also benefits from gas central heating, double glazing, relatively low service charges, communal gardens, allocated parking and a lot of communal parking spaces too. An internal viewing is highly recommended.

LEASEHOLD INFORMATION:

- LEASE: 957 years remaining.
- SERVICE CHARGE: £1,656 per year, paid monthly at £138
- GROUND RENT: £70 per year.



LONG LEASE WITH 957 YEARS REMAINING
NO ONWARD CHAIN LONG LEASE WITH 957 YEARS REMAINING
TWO BEDROOM GROUND FLOOR APARTMENT
ALLOCATED PARKING AND VISITOR BAYS
QUIET CUL-DE-SAC LOCATION
PERFECT FIRST TIME PURCHASE
GOOD ACCESS TO TOWN & TRAIN STATION
MODERN FITTED KITCHEN
EXPECTED RENTAL INCOME OF £1300-£1400 PCM
IDEAL BUY TO LET INVESTMENT



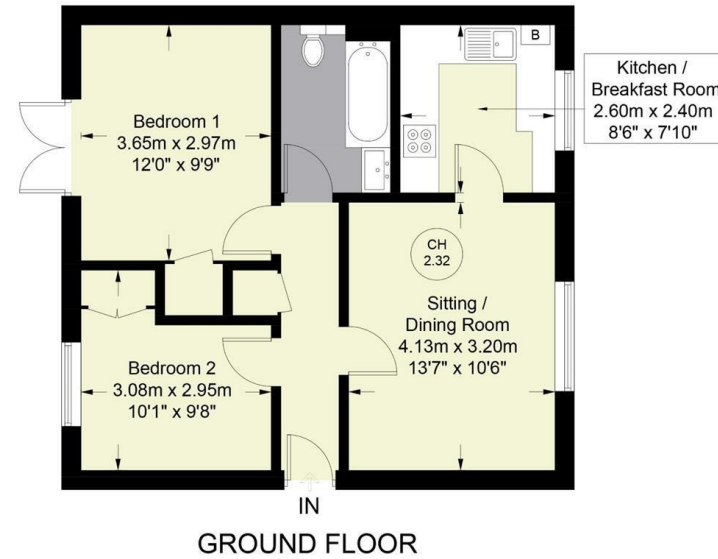


Windrush Court

Approximate Gross Internal Area = 550 sq ft / 51.1 sq m



CH 2.32 = 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.

Hursts
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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