



Estate Agents
Hurst

10 Hamilton Court Maitland Drive, High Wycombe, Bucks, HP13 5BN
£270,000

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A bright and spacious, split level maisonette that offers two double bedrooms and a generously sized private balcony with a beautiful view. This well proportioned property is located in a quiet and tucked away cul-de-sac within walking distance of High Wycombe train station (which connects to London Marylebone in under 30 minutes), town centre, the Royal Grammar School and Hughenden park. The accommodation comprises: entrance hall, large lounge/diner with doors leading to a private balcony, modern fitted kitchen, two good size double bedrooms and family bathroom. The property further benefits from; gas central heating, double glazing, allocated parking and ample visitor bays.

LEASEHOLD INFORMATION:

- 999 YEAR LEASE FROM 1ST JAN 1985 (960 YEARS REMAINING).
- SERVICE CHARGE: £820 PER ANNUM.
- £300 PER ANNUM.

NO ONWARD CHAIN

LONG 999 YEAR LEASE FROM 1 JAN 1985

PRIVATE BALCONY WITH BEAUTIFUL VIEWS

SPLIT LEVEL MAISONETTE

TWO LARGE DOUBLE BEDROOMS

ALLOCATED PARKING WITH VISITORS BAYS

SPACIOUS LOUNGE/DINER

WALK OF TRAIN STATION

GAS CENTRAL HEATING

QUIET CUL-DE-SAC







Approximate Gross Internal Area
 Ground Floor = 40.2 sq m / 433 sq ft
 First Floor = 19.5 sq m / 210 sq ft
 Total = 59.7 sq m / 643 sq ft
 (Excluding Eaves)



Ground Floor **First Floor**

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.
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