



**Connells**

Hamilton Court Maitland Drive  
High Wycombe



### Property Description

Public Notice - 10 Hamilton Court, HP13 5BN. We are acting in the sale of the above property and have received an offer of £238,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - D.

A lovely two-bedroom maisonette, being offered to the market with no onward chain and sold as seen. The property comprises of external steps to the front door, entrance hall with storage cupboard; open plan living room / kitchen with door leading to the private patio. The main bedroom is located on the ground floor. Bedroom two is to the first floor and offers built in wardrobes, and eaves access for additional storage. The family bathroom has bath with shower over, WC and wash hand basin. Further benefitting from gas central heating and allocated parking.

### Entrance Hall

2' 8" max x 11' 3" max (0.81m max x 3.43m max)  
With storage cupboard. Stairs to first floor.

### Living Room

15' 6" max x 13' 8" max (4.72m max x 4.17m max)  
Open plan to kitchen. Door leading to private balcony.

### Kitchen

9' 9" max x 5' 7" max (2.97m max x 1.70m max)  
Integrated oven and hob. Space for white goods. Wall and base level units.

### Bedroom One

13' max x 9' 1" max (3.96m max x 2.77m max)

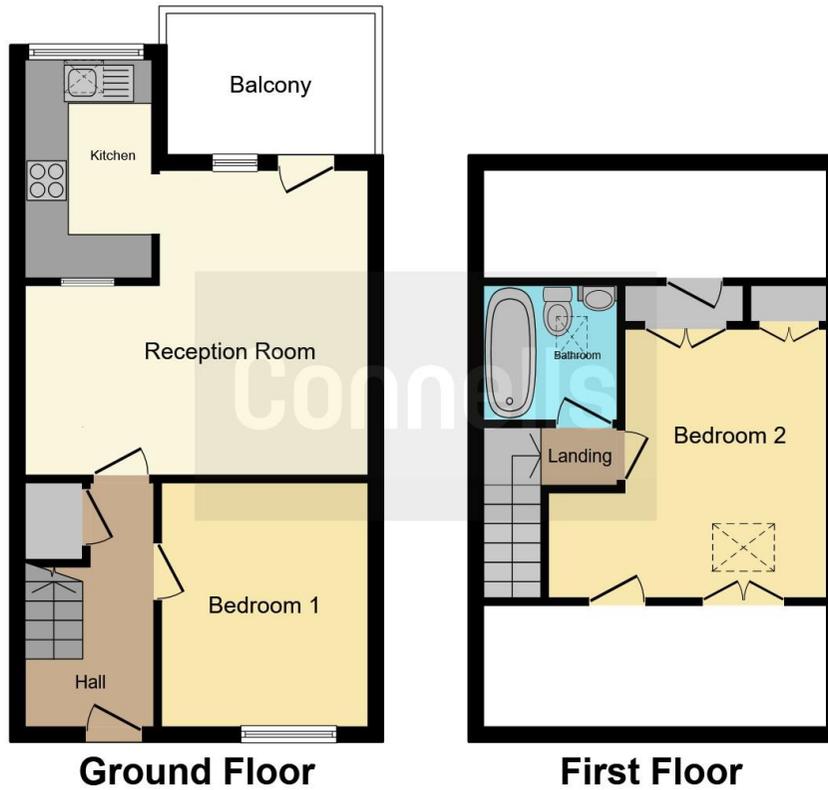
### Bedroom Two

11' 1" max x 9' 5" max (3.38m max x 2.87m max)

### Bathroom

6' 3" max x 6' 1" max (1.91m max x 1.85m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 HIGH WYCOMBE HP11 1BA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WYC312825](http://connells.co.uk/Property/WYC312825)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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