



9 Grange House Grange Drive, High Wycombe, Buckinghamshire, HP13 5GQ

**** SOLD STC BY HURST ESTATE AGENTS ****

Located just north of High Wycombe town centre and forming part of this modern development, this first floor apartment would make an ideal first time buy or buy to let investment. Offering light and airy, spacious accommodation and having been exceptionally well maintained by its current owners, the property boasts two well proportioned bedrooms, including a master bedroom with en-suite, as well as a separate family bathroom. The apartment is presented in excellent condition throughout, having recently been fully redecorated and completely re-carpeted, making it ready for immediate occupation. The property is also being sold with vacant possession and no onward chain. Further benefits include an allocated parking space for one car, additional visitors permit parking and a convenient location within walking distance of local shops and bus routes, providing easy access to High Wycombe town centre and the mainline railway station with direct links to London Marylebone.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 125 years commencing 1st January 2010
- SERVICE CHARGE: £2182.88 P.A
- GROUND RENT: £250 P.A (next review will be 2030, and increases on an RPI basis).

**** SOLD STC ****

NO ONWARD CHAIN

**NEW CARPETS INSTALLED & FULLY
REDECROATED**

EN-SUITE SHOWER ROOM

LARGE OPEN PLAN LOUNGE/KITCHEN/DINER

ALLOCATED PARKING & VISITORS BAYS

COUNTRYSIDE WALKS NEARBY

HIGHLY SOUGHT AFTER DEVELOPMENT

GOOD CONDITION THROUGHOUT

UPVC DOUBLE GLAZING





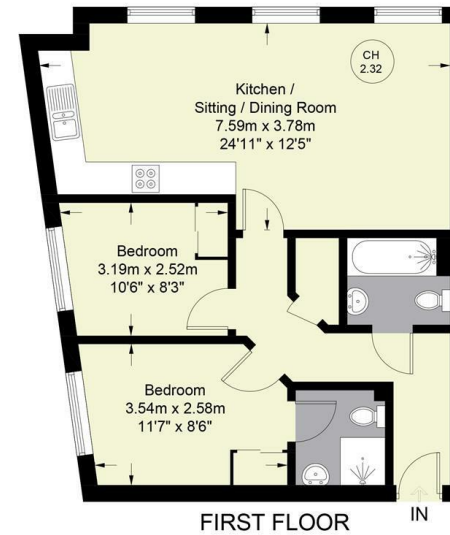


Grange Drive

Approximate Gross Internal Area = 644 sq ft / 59.8 sq m



CH
2.32 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk