



Estate Agents
Hurst

9 The Old Red Lion, 62 High Street, Great Missenden, Bucks, HP16 0AU

£400,000

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Offered to the market in immaculate condition and with no onward chain is this bright and spacious, first floor, two bedroom apartment forming part of The Old Red Lion - a former Coaching Inn. The development comprises nine flats, offering a high-spec interior with retained character features, vaulted ceilings and exposed beams. Situated just a short walk (approx. 100 m) from Great Missenden railway station, residents enjoy direct rail access into London Marylebone in approximately 45 minutes. The vibrant High Street location offers an array of coffee shops, restaurants, pubs and local charm right on your doorstep. The accommodation comprises: private entrance to open plan lounge/kitchen/diner with double doors opening out to a West facing balcony, two spacious double bedrooms (master bedroom with en-suite, and high spec family bathroom). The property further benefits: gated residents parking, long lease (246 years remaining), Bosch-equipped kitchen (including dishwasher and washing machine), abundant natural light from vaulted ceilings.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 250 YEAR LEASE FROM 2021 (246 YEARS REMAINING)
- GROUND RENT: NIL.
- SERVICE CHARGE: £2,153 PER ANNUM.



NO ONWARD CHAIN
GREAT MISSENDEN HIGH STREET
HIGHLY SOUGHT AFTER LOCATION
SHORT WALK TO TRAIN STATION
TWO GOOD SIZE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM TO MASTER
LARGE LOUNGE/DINER WITH BALCONY
GATED RESIDENTS PARKING
LONG LEASE (246 YEARS REMAINING)
COUNCIL TAX BAND B







High Street

Approximate Gross Internal Area = 805 sq ft / 74.8 sq m



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.



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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