



Estate Agents
Hurst

32 Tempus Court, Bellfield Road, High Wycombe, HP13 5HA

£180,000

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Offered to the market with NO ONWARD CHAIN is this beautifully presented one bedroom split level apartment, forming part of a stylish and contemporary conversion completed in 2019.

Ideally positioned in the heart of High Wycombe town centre, the property is within a short walk of High Wycombe train station, providing direct access into London Marylebone in under 30 minutes. A range of local amenities are also close by, including the Eden Shopping Centre, Sainsbury's superstore and Morrisons.

The well designed accommodation comprises: entrance lobby with useful storage cupboard, a bright and spacious open plan living/kitchen/dining area (with under floor heating), generous double bedroom and a modern, high-specification bathroom suite.

Further benefits include: gated allocated parking, intercom entry phone system, lift access to all floors, double glazing throughout and electric heating.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 130 YEARS FROM 1st April 2019 (123 years remaining)

- GROUND RENT: £192 P.A

- SERVICE CHARGE: £1,625 P.A (NOTE: 2025-2026 budget was lower than 2024-2025 budget)

- COUNCIL TAX BAND: B



STYLISH MODERN APARTMENT

NO ONWARD CHAIN

SPLIT LEVEL

IMMACULATE CONDITION THROUGHOUT

LIFT ACCESS TO ALL FLOORS

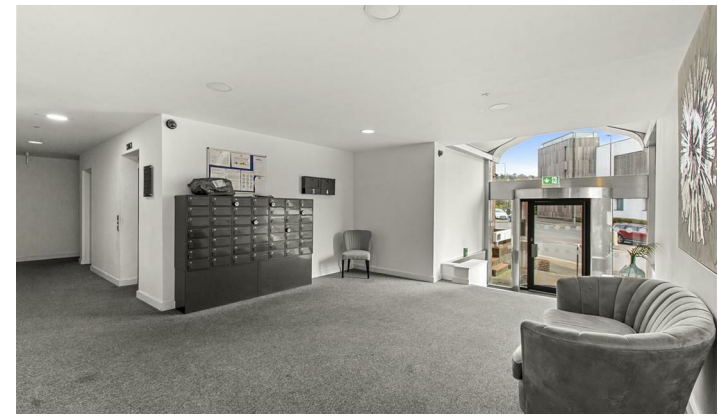
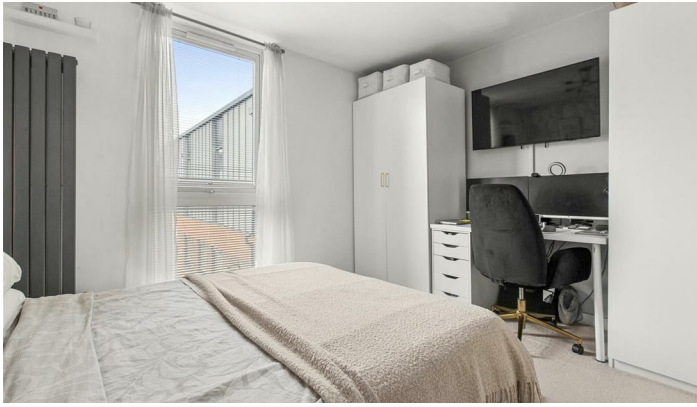
LONG LEASE (123 YEARS REMAINING)

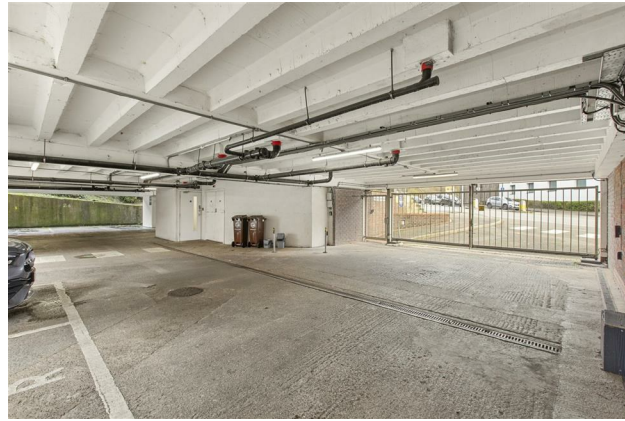
BUILT IN 2019

GATED ALLOCATED PARKING

CLOSE TO HIGH WYCOMBE TRAIN STATION

TOWN CENTRE LOCATION



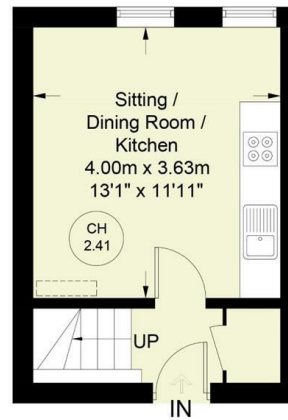


Tempus Court, Bellfield Road

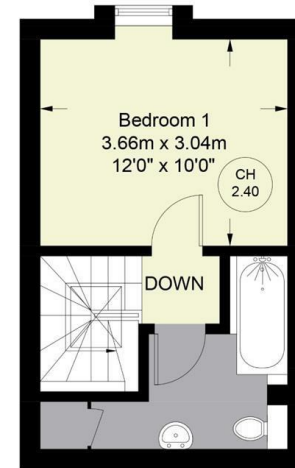
Approximate Gross Internal Area
 First Floor = 208 sq ft / 19.3 sq m
 Second Floor = 239 sq ft / 22.2 sq m
 Total = 447 sq ft / 41.5 sq m



CH 2.41 = Ceiling Height = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



SECOND FLOOR

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.

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

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