



13 Southbourne House, Amersham Hill, High Wycombe, Bucks, HP13 6HJ

Hurst are pleased to bring to market this extremely spacious and bright, split level maisonette that offers two double bedrooms and generously sized accommodation throughout. This well proportioned property that comes with its own private balcony off of the lounge is situated in a small, popular development that is just a two minute walk of High Wycombe's town centre and train station offering a direct line service into London Marylebone. The accommodation includes; entrance hall with stairs leading to the first floor, lounge/diner with door opening onto a South facing balcony, fitted kitchen, two double bedrooms and bathroom. The property further benefits from; gas central heating, double glazing, residents parking permit, long lease of over 150 years remaining and no ground rent. This superb maisonette would make an excellent first time purchase or buy to let investment with a rental figure of circa £1350 PCM likely to be achieved. The other bonus with this property is that it comes with TWO adjoining garages and an internal inspection is highly recommended.

**TWO BEDROOM SPLIT LEVEL MAISONETTE
SOUTH FACING BALCONY
LONG LEASE REMAINING
WALKING DISTANCE OF TRAIN STATION
BRIGHT & AIRY PROPERTY
GAS CENTRAL HEATING & DOUBLE GLAZED
INTERNAL VIEWING ADVISED
TWO GARAGES IN THE BLOCK
COMMUNAL GARDENS
IDEAL FIRST TIME PURCHASE**

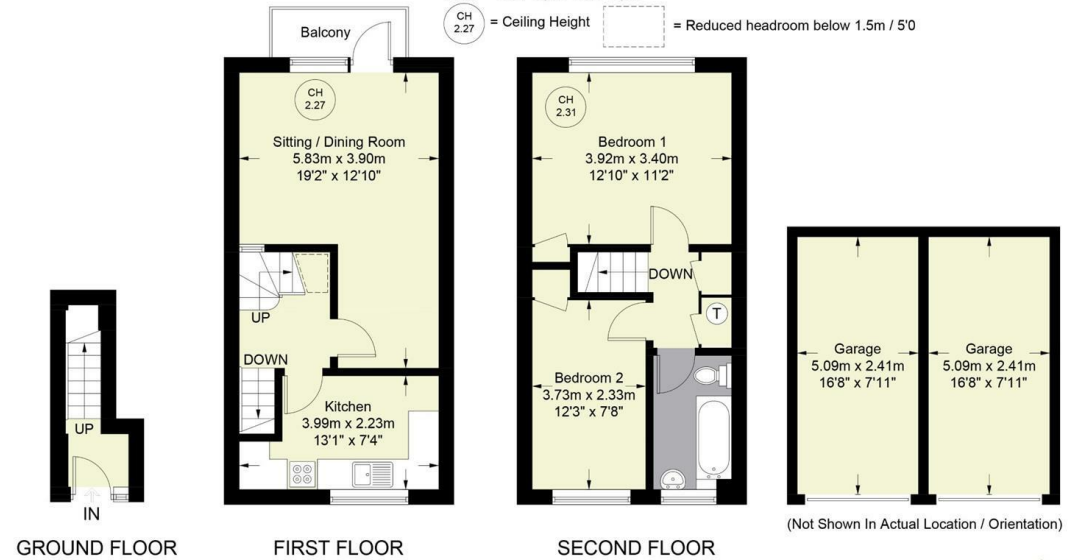






Amersham Hill

Approximate Gross Internal Area
 Ground Floor = 34 sq ft / 3.2 sq m
 First Floor = 352 sq ft / 32.7 sq m
 Second Floor = 351 sq ft / 32.6 sq m
 Garages = 264 sq ft / 24.5 sq m
 Total = 1001 sq ft / 93.0 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.

Hurst 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.

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