



Flat 7, Normans Court, Micklefield Road, High Wycombe, Bucks, HP13 7EY

***** 999 year lease with 987 years remaining ***** Hurst are pleased to offer to the market this first floor, two bedroom apartment that provides two double bedrooms and has been well cared for by its current owner, as well as being offered to the market with no onward chain. Situated to the East of High Wycombe's town centre and located in a small development of only 8 apartments that are set back from the the road, this property would make an excellent first time purchase or buy to let investment with a rough rental income of circa £1300 - £1400 PCM.. The apartment is also great for those looking to commute to London as junction 3 of the M40 and the mainline railway station at High Wycombe are both a short drive away. The other huge bonus with this property is that it is SHARED OF FREEHOLD which not only gives more control over the service charges but means you have a very long lease and no ground rent. The accommodation includes: communal entrance, hallway, open plan lounge/diner, fitted kitchen, family bathroom and two double bedrooms. The property also benefits from electric heating, double glazing, relatively low service charges, huge communal gardens with space for own storage sheds, parking for one vehicle and a lot of communal parking spaces too. An internal viewing is highly recommended and this property is offered to the market with no onward chain.

LEASEHOLD INFORMATION:

- LEASE: 987 years remaining on a 999 year lease. Share of Freehold
- SERVICE CHARGE: £1,560 per year.
- GROUND RENT: £0 per year.



TWO BEDROOM APARTMENT
HUGE COMMUNAL GARDENS
FIRST & TOP FLOOR SO NOBODY ABOVE
LOFT SPACE
PARKING WITH PLENTY OF VISITOR BAYS
DOUBLE GLAZED
SHARE OF FREEHOLD WITH NO GROUND RENT
EAST SIDE OF TOWN WITH GOOD ACCESS TO
M40
NO ONWARD CHAIN
IDEAL FIRST TIME PURCHASE



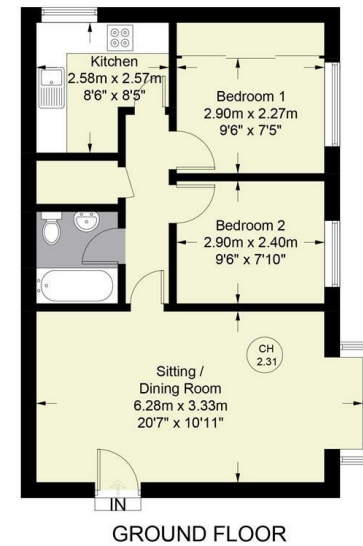


Micklefield Road

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m



CH
2.56 = 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.

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