Estate Agents
Hurst

Asking Price **£185,000** *Leasehold*

A well-maintained one double bedroom GROUND FLOOR apartment, offered to the market with the significant advantages of a NO ONWARD CHAIN and a LONG LEASE, providing excellent long-term value and peace of mind for prospective buyers. The property is situated within a sought-after modern development, approximately 0.7 miles from High Wycombe train station with direct links to London Marylebone, and town centre making it an excellent purchase for first-time buyers, professional commuters, or investors. The accommodation comprises; entrance hall, modern fitted kitchen with open plan living area, family bathroom and double bedroom. The property further benefits; allocated parking, security intercom entry system, well-maintained communal gardens, and UPVC double-glazed windows throughout. An internal viewing is advised.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- MODERN DEVELOPMENT
- WALKING DISTANCE TO STATION
- UPVC DOUBLE GLAZING
- GENEROUS DOUBLE BEDROOM
- ALLOCATED PARKING
- LONG LEASE REMAINING

144 Mathews House, Tadros Court, High Wycombe, Bucks, HP13 7GG

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

LEASEHOLD INFORMATION: 105 YEAR LEASE REMAINING. SERVICE CHARGE: £1,898.72 PA.
GROUND RENT: £292.89 PA

EPC Rating: 73

Tadros Court

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m

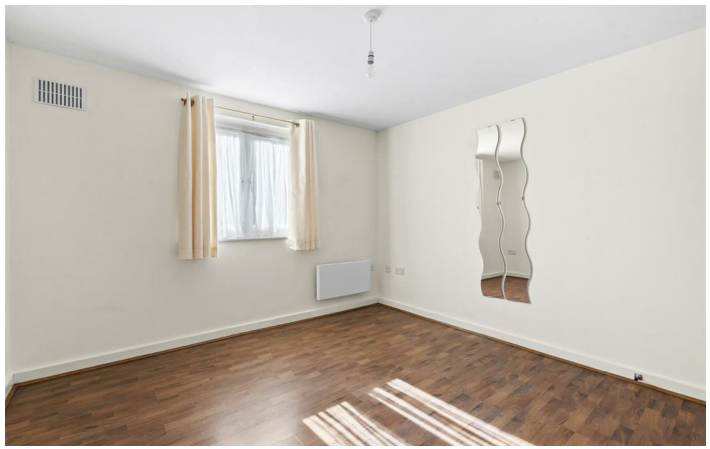
CH 2.27 = Ceiling Height

GROUND FLOOR

N

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.

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 the Solicitor.