



6 Margarets Court, Pinions Road, High Wycombe, Buckinghamshire, HP13 7AT

Offered to the market with NO ONWARD CHAIN and benefiting from the remainder of a 999-year lease, this beautifully presented and fully refurbished one-bedroom ground floor apartment is situated in the highly sought-after Pinions area of High Wycombe. Margarets Court is a quiet residential development conveniently positioned within walking distance of a range of local shops, cafés and amenities, whilst also providing excellent transport links. High Wycombe town centre and train station are just a short drive away, offering direct services to London Marylebone in under 30 minutes, with Junction 3 of the M40 also easily accessible. The accommodation briefly comprises; entrance hall, spacious open-plan lounge/kitchen/diner with breakfast bar, generous double bedroom and a modern fitted shower room. The property further benefits from allocated parking, ample on-street parking nearby, a south-west facing communal garden, UPVC double glazing and a long lease with approximately 991 years remaining.

LEASEHOLD INFORMATION:

- 999-year lease from 2018 (approximately 991 years remaining)
- Service charge: £1,700 per annum
- Ground rent: £0

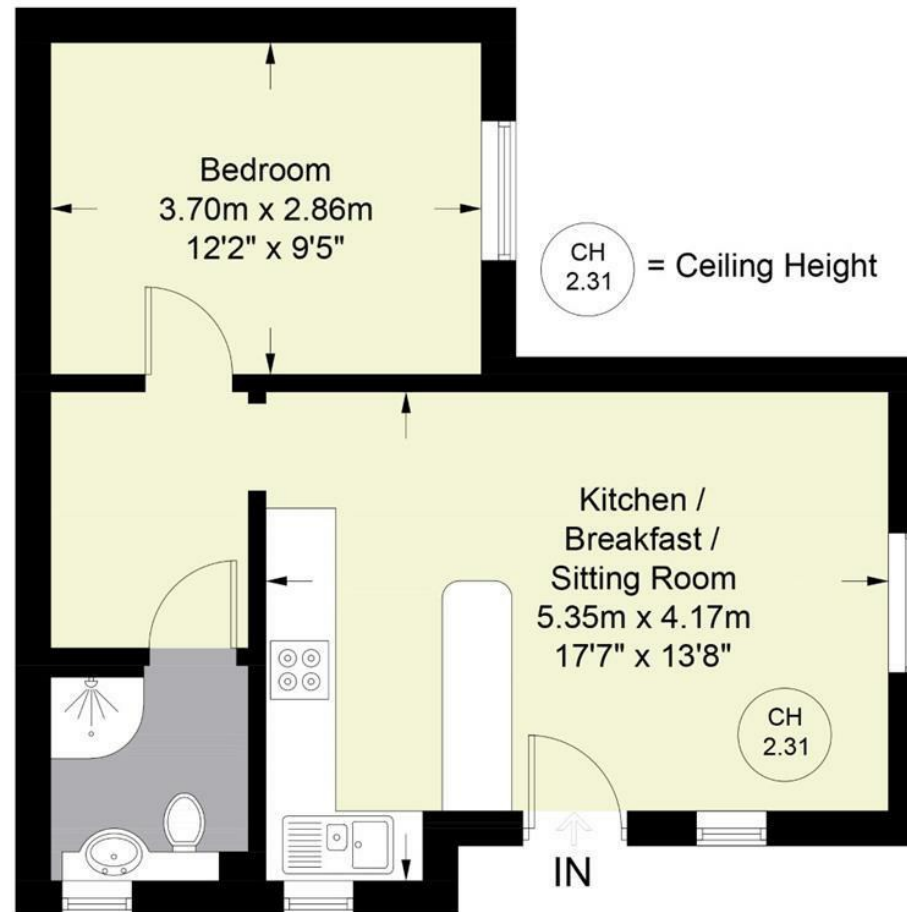
GROUND FLOOR APARTMENT
LONG LEASE REMAINING (991 YEARS)
FULLY REFURBISHED THROUGHOUT
ALLOCATED PARKING & AMPLE ON STREET
AVAILABLE
ONE DOUBLE BEDROOM
OPEN PLAN KITCHEN/LIVING AREA
SOUGHT AFTER & QUIET LOCATION
SHORT WALK TO SHOPS
CLOSE TO J.3 OF M40
COUNCIL TAX BAND - B





Margarets Court, Pinions Road, Margarets Court

Approximate Gross Internal Area = 421 sq ft / 39.1 sq m



GROUND FLOOR

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.

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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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