



Estate Agents
Hurst

20 Davies Court, Carrington Road, High Wycombe, Bucks, HP12 3JF
£275,000

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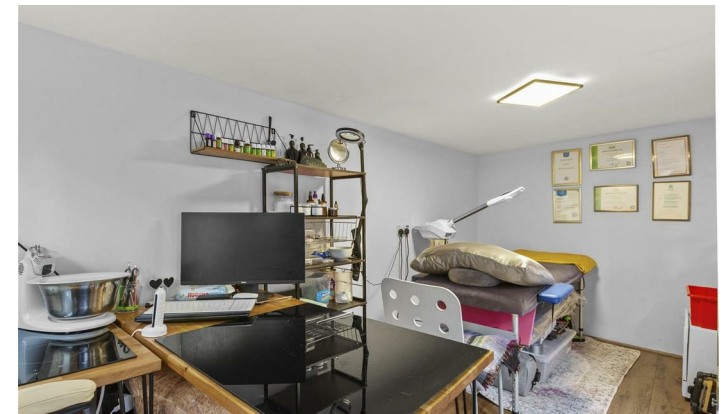
**** LONG LEASE OF 999 YEARS WITH 961 YEARS REMAINING ****

A very well presented, two bedroom, split level maisonette that has been greatly improved upon by the current owners and an is located in this quiet position to the West of High Wycombe, providing easy access to junction 4 of the M40 making it perfect for those looking to commute. This really is a superb home providing a sizeable rear garden that is bigger than most terrace house and would make an excellent first time purchase/first home or a great buy to let investment with a rental return of circa £1450 PCM. The accommodation includes; entrance hallway, now open plan fitted kitchen/lounge/dining room with sliding doors opening to rear garden, two bedrooms and family bathroom. The property also benefits from a long lease with 961 years remaining on a 999 year lease, modern electric central heating, double glazing, allocated parking and an enclosed rear garden with a large covered decking area, additional summer house added by the current owners and patio area. The property is a short drive of John Lewis as well as Wycombe High and John Hampden Grammar Schools and Ofsted outstanding primary school. West Wycombe village is also within a short drive which provides an array of quaint shops, a butchers and a number of pubs that serve food, as well as miles of countryside walks. An early and internal viewing is highly recommended.

LEASEHOLD INFORMATION: LEASE: 961 years remaining. SERVICE CHARGE: £1,548 per year, paid monthly at £129 and reviewed yearly. GROUND RENT: £25 per year been this charge since purchase in 1990.



DUPLEX MAISONETTE IN GOOD CONDITION
LONG LEASE OF 961 YEARS REMAINING
OPEN PLAN KITCHEN/LOUNGE/DINING ROOM
SPACIOUS AND PRIVATE GARDEN
NEW ELECTRIC HEATING SYSTEM
SUMMER HOUSE IN REAR GARDEN
PRIVATE REAR GARDEN
ALLOCATED PARKING
GOOD ACCESS TO M40
INTERNAL VIEWING ADVISED



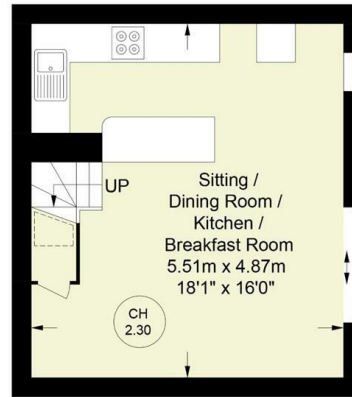


Carrington Road

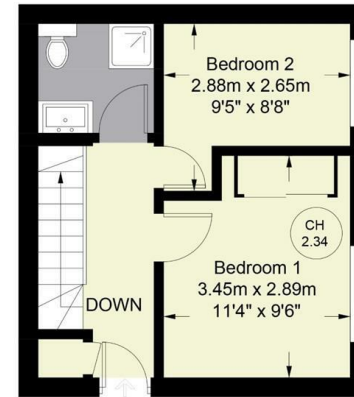
Approximate Gross Internal Area
 Ground Floor = 289 sq ft / 26.9 sq m
 First Floor = 288 sq ft / 26.8 sq m
 Summer House = 129 sq ft / 12.0 sq m
 Total = 706 sq ft / 65.7 sq m



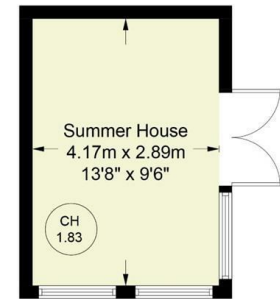
 = Reduced headroom below 1.5m / 5'0"
 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

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.


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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