

Estate Agents Hurst

1 Rosemead Avenue, High Wycombe, Bucks, HP10 9GD

£240,000

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Hurst are pleased to offer to market, this superb, first floor coach house that was built in 2023 by the reputable Berkeley Group and is located in this stunning 34-acre country park managed / maintained by the freeholder, including woodland walks, play areas, a fitness trail and wellness garden, as well as Community allotments and a community orchard in the near future. This well presented property provides an open plan and modern living/kitchen/dining area that comes with top-specification kitchen equipped with all the appliances, there is a Juliet balcony from the lounge area, double bedroom with fitted wardrobes and a contemporary bathroom. This coach house also benefits from the convenience of a dedicated car port with fitted EV charger, gas central heating, double glazed and is just a short drive of junction 3 or 4 of the M40, making it perfect for those looking to commute. This one bedroom property would make an excellent first time purchase or buy to let investment with a rough rental figure of £1100 PCM expected to be achieved.
Don't miss out on the opportunity to make this your new home. Contact us today to arrange a viewing.

Leasehold Information
Lease - 996 years remaining
Ground Rent - £0
Service charge - £1784.30



ONE BEDROOM COACH HOUSE
LONG 999 YEAR LEASE WITH 996 YEARS REMAINING
CAR PORT WITH EV CHARGER
SUPERB LOCATION CLOSE TO JUNC 3 OR 4 OF M40
GAS CENTRAL HEATING & DOUBLE GLASED
IDEAL FIRST TIME PURCHASE
MODERN OPEN PLAN LOUNGE/KITHCEN/DINER
EXTREMELY WELL PRESENTED
NO ONWARD CHAIN
EARLY VIEWING ADVISED

















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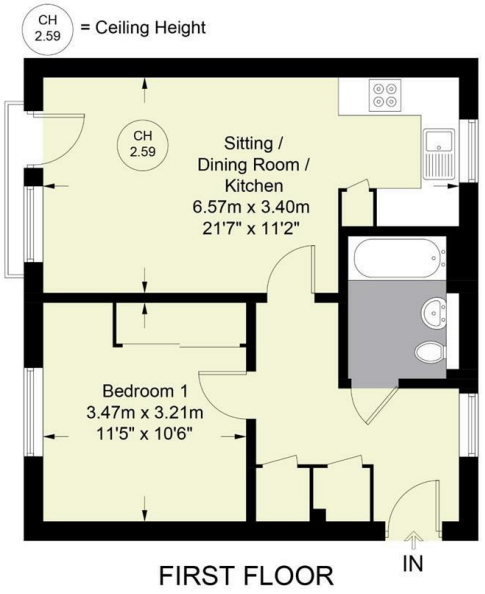
Rosemead Avenue

Approximate Gross Internal Area = 496 sq ft / 46.1 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.

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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