

Estate Agents Hurst

7 Cedar Court Totteridge Road, High Wycombe, Buckinghamshire, HP13 6DN

Offers In Excess Of £230,000

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Hurst are pleased to bring to market this extremely spacious and bright, split level maisonette that offers two double bedrooms and generously sized accommodation throughout. This well proportioned property that offers ample accommodation for a property at this value is located in this popular development that is just a hop over the road of High Wycombe's town centre and train station, that offers a direct line service into London Marylebone making ideal for those looking to commute. The accommodation includes; entrance hall with stairs leading to the first floor, lounge/diner, fitted kitchen, two double bedrooms and bathroom. The property further benefits from; gas central heating, double glazing, residents parking permit, and the lease will be extended on completion up to 170 years remaining. There is also no service charge with this property and a current ground rent of £12.60 per annum. This superb maisonette would make an excellent first time purchase or buy to let investment with a rental figure of circa £1400 PCM likely to be achieved. The other bonus with this property is that is comes with no onward chain and an internal viewing is highly recommended.



TWO BEDROOM SPLIT LEVEL MAISONETTE

CENTRAL LOCATION IN TUCKED POSITION

IDEAL FIRST TIME PURCHASE OR BUY TO LET

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

NEW LEASE EXTENSION ON COMPLETION

UPVC DOUBLE GLAZED

GARAGE AND PARKING PERMITS

NO ONWARD CHAIN

IDEAL FOR THOSE LOOKING TO COMMUTE

















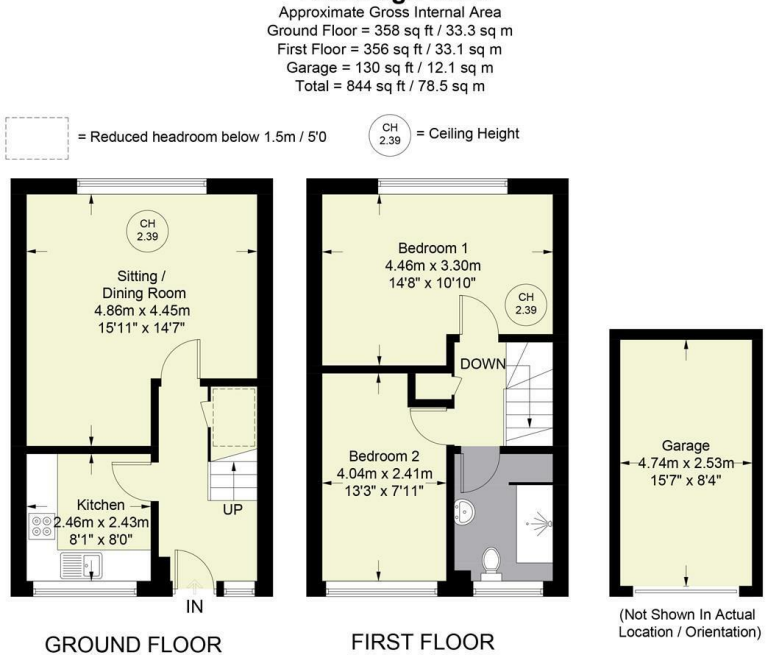






Totteridge Road

Approximate Gross Internal Area
Ground Floor = 358 sq ft / 33.3 sq m
First Floor = 356 sq ft / 33.1 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 844 sq ft / 78.5 sq m



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 their solicitor.

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