



## *Leasehold*



A bright and spacious one double bedroom first floor apartment, offered to the market in excellent condition throughout and with NO ONWARD CHAIN. Benefiting from a long lease (977 years remaining) and secure gated underground parking, this property presents an ideal opportunity for first-time buyers, downsizers, or investors. The apartment is conveniently located adjacent to Wycombe Retail Park on the east side of High Wycombe, offering easy access to junction 3 of the M40 and just a short drive from the town centre and mainline railway station which directly connects to London Marylebone in under 30 minutes. The accommodation comprises: entrance hall, spacious storage cupboard, open-plan lounge/kitchen/diner, generous double bedroom with built-in wardrobes, and a modern bathroom. Additional benefits include: allocated gated underground parking, communal courtyard gardens, security intercom system, double glazing throughout, and a long lease. The property would achieve a rental income of £1,000 PCM should an investor wish to purchase.

- **FIRST FLOOR APARTMENT**
- **NO ONWARD CHAIN**
- **UPVC DOUBLE GLAZING**
- **COMMUNAL COURTYARD GARDENS**
- **MODERN KITCHEN**
- **977 YEAR LEASE REMAINING**
- **CLOSE TO LOCAL AMENITIES & MOTORWAY**
- **GREAT FOR INVESTORS & FIRST TIME BUYERS ALIKE**
- **GATED UNDERGROUND PARKING**
- **AN INTERNAL VIEWING IS ADVISED**



# 20 Ream Court, Ryemead Boulevard, High Wycombe, Bucks, HP11 1GG

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION: LEASE LENGTH: 999 year lease from 1st January 2004 (977 years remaining). SERVICE CHARGE: £1,785.28 per annum. GROUND RENT: £233.46 per annum. (REVIEWED EVERY 15 YEARS)

EPC Rating: 79

### Ream Court

Approximate Gross Internal Area = 513 sq ft / 47.7 sq m



CH 2.40 = Ceiling Height



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.



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.