

Estate Agents Hurst

14 Clement Court St. Marks Close, High Wycombe, Bucks, HP13 6HQ

£275,000

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This two double bedroom top floor apartment is located within walking distance to High Wycombe's town centre and railway station making it perfect for those looking to commute, with Wycombe station offering a direct line service into London Marylebone. The accommodation comprises; entrance hallway, open plan fitted kitchen/lounge/dining room, master bedroom with en-suite, second double bedroom and modern bathroom. The property also benefits from: UPVC double glazing, gas central heating and allocated parking. Being offered to the market with ON ONWARD CHAIN.

COUNCIL TAX BAND: TBC
LEASEHOLD INFORMATION:
LEASE: 201 years which was renewed in 2023
GROUND RENT: NIL
SERVICE CHARGE: £1,371.88 PER ANNUM. THIS IS REVIEWED IN LINE WITH INFLATION.
Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

TWO DOUBLE BEDROOMS
TOP FLOOR
EN-SUITE TO MASTER
WALK OF STATION
OPEN PLAN LIVING
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
ALLOCATED PARKING
NO ONWARD CHAIN
CLOSE TO TOWN



















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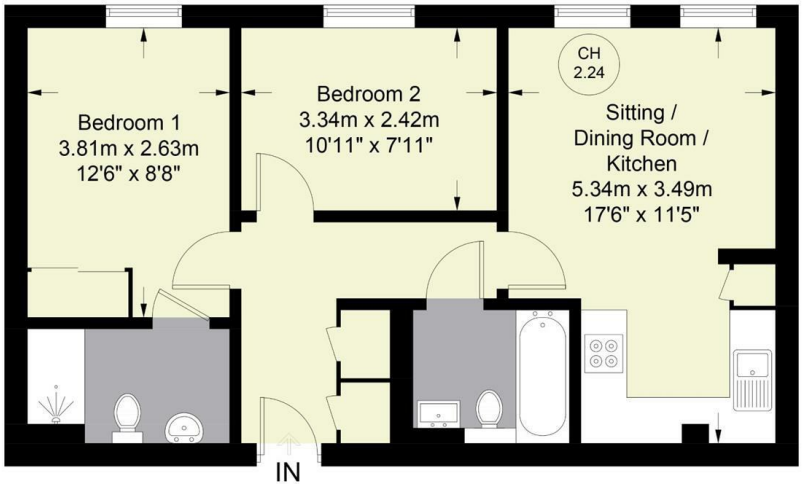


St. Marks Close

Approximate Gross Internal Area = 576 sq ft / 53.5 sq m

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CH 2.24 = Ceiling Height



IN
SECOND FLOOR

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.

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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