

Hurst Estate Agents

7 Lindsay Gardens, Gilletts Lane, High Wycombe, Bucks, HP12 4BB

£285,000

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Situated in a sought-after and tucked away position to the West of High Wycombe, is this two-bedroom, ground floor apartment, that has been extremely well maintained by its current owner and is offered in excellent condition throughout. This modern development consists of two blocks that provide ample parking to the side and secluded communal gardens to the rear. The property would make a superb first time purchase and great for anyone looking to commute to London, whilst retaining a rural feel as train station, M40 and West Wycombe Village are all within a short drive, for those using the train there is a direct line service into London Marylebone. This property would also make a superb buy to let investment with an expected rental figure of circa £1,400 - £1,450 PCM likely to be achieved. The accommodation comprises; spacious entrance hallway with storage cupboard, large open plan lounge/diner/modern fitted kitchen area with a nice layout and defined areas that also provides patio doors opening out onto a private patio area and communal gardens, principle bedroom with an en-suite shower room, further double bedroom and modern family bathroom room. The property further benefits; allocated parking for two vehicles, double glazed, gas central heating, communal gardens which are well maintained and mainly laid to lawn, long lease of 125 years and the remaining 2 years of the NHBC guarantee. This really is a stunning apartment and an internal viewing is highly recommended. The property is also offered to the market with no onward chain.

Leasehold information:
- Lease length: 125 year lease with 117 years remaining.
- Service Charge: £140.44 per month.
- Ground Rent: £295
- Council Tax Band: C.



TWO BEDROOM MODERN APARTMENT

GROUND FLOOR

125 YEAR LEASE WITH 117 YEARS REMAINING

GAS CENTRAL HEATING

ALLOCATED PARKING FOR TWO VEHICLES

NO ONWARD CHAIN

SUPERB LOCATION WITH GOOD ACCESS TO M40

WEST WYCOMBE VILLAGE WITHIN WALKING DISTANCE

SOUTH FACING COMMUNAL GARDENS

PRINCIPAL BEDROOM WITH EN-SUITE SHOWER





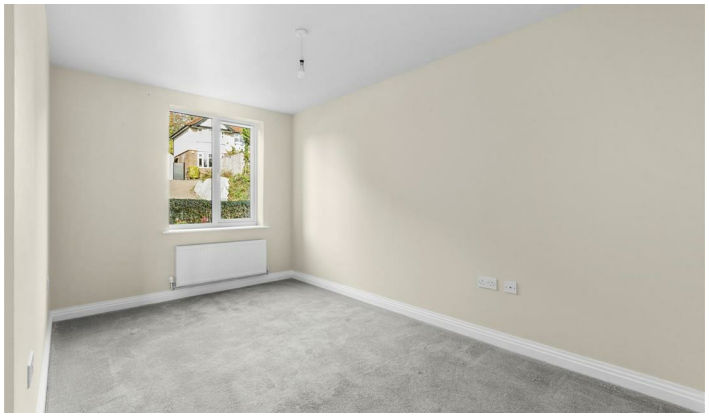




















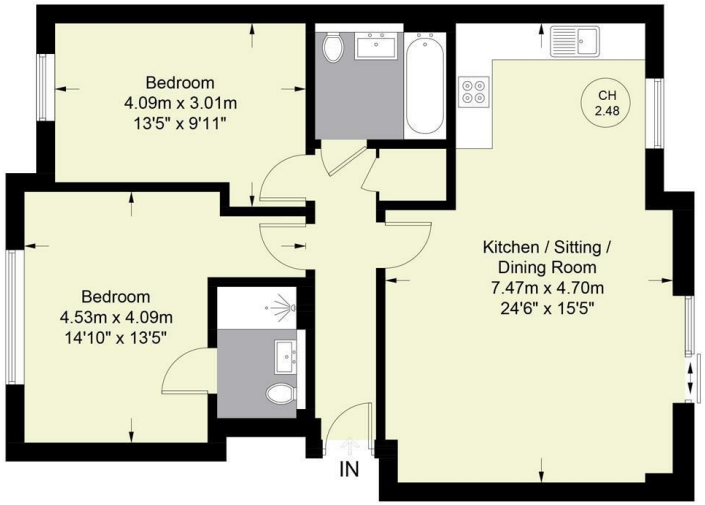


Lindsay Gardens

Approximate Gross Internal Area = 780 sq ft / 72.5 sq m

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CH 2.48 = Ceiling Height



GROUND FLOOR

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.

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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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