



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

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, lease of 81 years remaining but there is an option to extend this by another 90 years making it over 170 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 it 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
POTENTIAL TO EXTEND THE LEASE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZED
GARAGE AND PARKING PERMITS
NO ONWARD CHAIN
IDEAL FOR THOSE LOOKING TO COMMUTE**

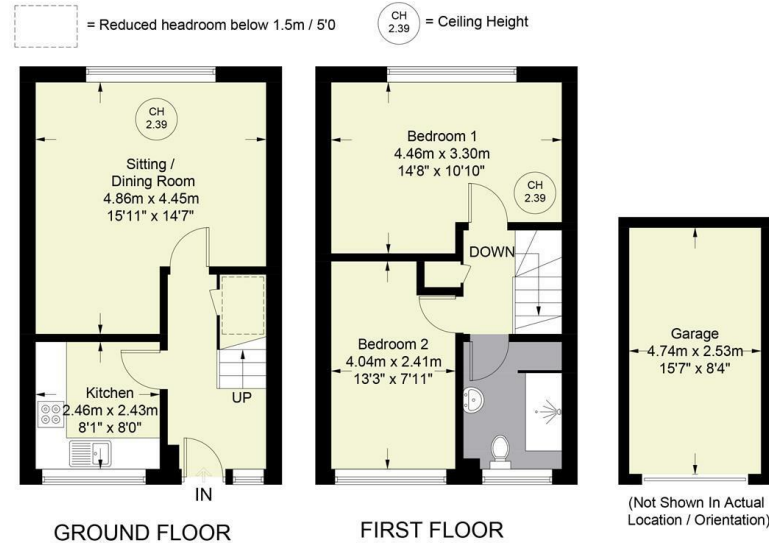






Totteridge Road

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.

Hursts
 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk