

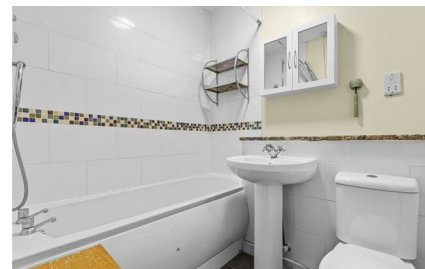


Offers In Excess Of **£220,000** *Leasehold*



Brought to the market with NO ONWARD CHAIN, this well-presented two-bedroom ground floor apartment is set within a quiet cul-de-sac, forming part of a small and popular development close to High Wycombe town centre. The property offers spacious accommodation and is within walking distance of the mainline railway station, providing a direct service to London Marylebone. Despite its central location, the development benefits from peaceful communal gardens. The accommodation comprises; entrance hall, sitting/ dining room with a separate modern fitted kitchen, bathroom and two bedrooms. The property also includes; UPVC double glazing, allocated parking with multiple visitor bays, and communal gardens. An internal viewing is advised.

- GROUND FLOOR APARTMENT
- NO CHAIN
- LONG LEASE REMAINING
- WALK OF TOWN & STATION
- TWO BEDROOMS
- NO GROUND RENT
- COMMUNAL GARDENS
- ALLOCATED PARKING & VISITOR BAYS



1 Blenheim Court Malmers Well Road, High Wycombe, HP13 6LY

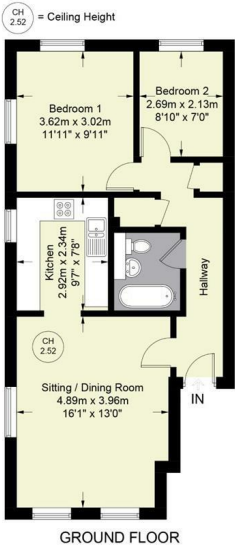
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASE LENGTH: 176 YEARS REMAINING. SERVICE CHARGE: £1,620.10 PA. GROUND RENT: £0 PA

EPC Rating: 62

Blenheim Court, Malmers Well Road

Approximate Gross Internal Area
613 sq ft / 57.0 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.



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 the Solicitor.