



27 Pallatia Court, High Wycombe, Buckinghamshire, HP13 5DP

Hurst are delighted to bring to market, this superb and extremely unique, one bedroom top floor apartment that benefits from two private roof terraces and is offered to the market with no onward chain. Forming part of a small development built by Carey's in 2016 this spacious one bedroom property would make an ideal first time purchase or buy to let investment with a rough rental income of £1300 PCM likely to be achieved. The property is just a short walk of High Wycombe's town centre and mainline railway station which provides a direct line service to London Marylebone, making it an excellent option for those looking to commute, as well as being just a minute walk away from Hughenden National Trust Parkland that offers miles of Countryside walks on your doorstep. The accommodation includes; spacious entrance hall, large open plan lounge/dining room/modern fitted kitchen with French doors opening onto a private roof terrace, modern bathroom with double bedroom which also provides access out onto the second roof terrace. The property further benefits from; UPVC double glazing, gas central heating, an additional communal roof terrace area, allocated parking with visitor bay. An internal viewing is highly advised to fully appreciate everything this apartment has to offer.

Leasehold information:

- Lease length: 125 year lease with 115 years remaining.
- Service Charge: £139.58 per month.
- Ground Rent: £420 per annum
- Council Tax Band: B.

**ONE BEDROOM TOP FLOOR APARTMENT
GAS CENTRAL HEATING & DOUBLE GLAZED
FOR SALE WITH NO ONWARD CHAIN
115 YEARS REMAINING ON A 125 YEAR LEASE
BUILT IN 2016
TWO PRIVATE BALCONY AREAS
ALLOCATED PARKING WITH VISITOR BAYS
WALKING DISTANCE OF TRAIN STATION
IDEAL FIRST TIME PURCHASE
INTERNAL VIEWING ADVISED**

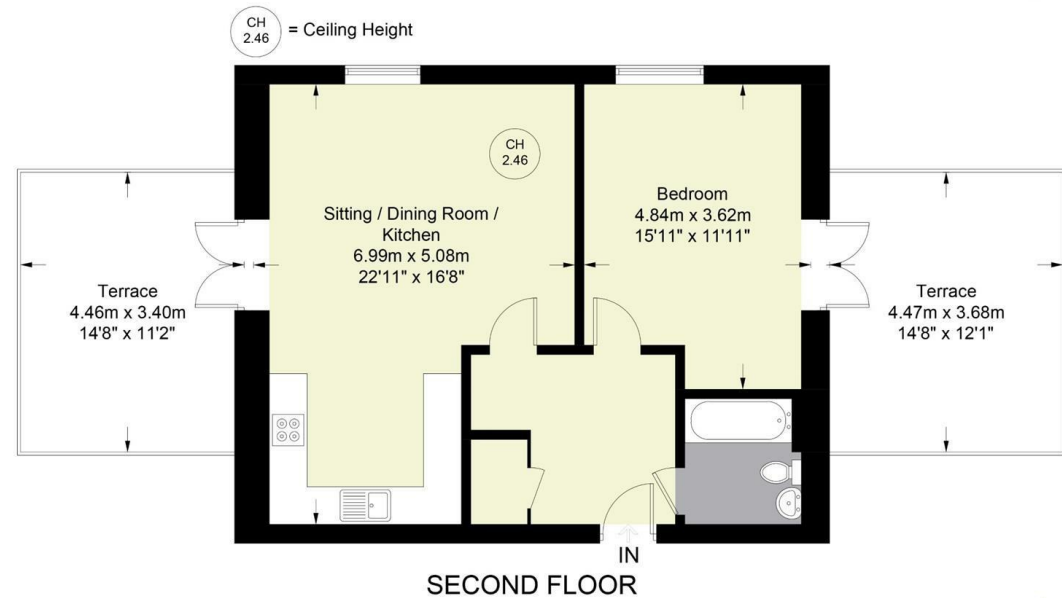






Pallatia Court

Approximate Gross Internal Area = 649 sq ft / 60.3 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.

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