



Offers In Excess Of **£180,000** *Leasehold*



Hurst are delighted to bring to market this superb, ground floor, one bedroom apartment that forms part of this converted development that was completed in 2019 and comes with the remainder of a 125 year lease. This modern apartment, that has been well cared for and maintained by its present owner is a perfect purchase for those looking to commute to London, with High Wycombe train station just a 5-7 minute walk of the property The accommodation includes; Communal entrance hall, inner hallway, modern fitted kitchen/ dining/ lounge area, double bedroom and modern bathroom. The property further benefits from electric heating, double glazing, lift access in the development and 119 years remaining on the lease. The property is conveniently located within easy access to all the town's amenities and the main Eden shopping centre, and for commuters High Wycombe station runs a direct line into London Marylebone with a journey time of 23 minutes (fast train), making London very quickly accessible. This is a great flat for either a First Time Buyer or a Buy-to-Let investor with a rough rental figure of circa £1,000 PCM likely achievable on the rental. An internal viewing is advised and the property is offered to the market with no onward chain.

- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **UNDER A TEN MINUTE WALK OF TRAIN STATION**
- **119 YEARS REMAINING ON THE LEASE**
- **OPEN PLAN AND MODERN FITTED KITCHEN/LOUNGE/DINING ROOM**
- **ELECTRIC HEATING**
- **MODERN DEVELOPMENT**
- **IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT**
- **NO ONWARD CHAIN**



11 Tempus Court, Bellfield Road, High Wycombe, Bucks, HP13 5HA

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Tempus Court, Bellfield Road

Approximate Gross Internal Area
Ground Floor = 478 sq ft / 44.4 sq m



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.

