



## *Leasehold*



A bright and spacious one double bedroom ground floor apartment, offered to the market in excellent condition throughout and with NO ONWARD CHAIN. Benefiting from a long lease (977 years remaining) and secure gated underground parking, this property presents an ideal opportunity for first-time buyers, downsizers, or investors. Forming part of a modern development built in 2006, the apartment is conveniently located adjacent to Wycombe Retail Park on the east side of High Wycombe, offering easy access to junction 3 of the M40 and just a short drive from the town centre and mainline railway station which directly connects to London Marylebone in under 30 minutes. The accommodation comprises: entrance hall, spacious storage cupboard, open-plan lounge/kitchen/diner with balcony, generous double bedroom with built-in wardrobes, and a modern bathroom. Additional benefits include: allocated gated underground parking, communal courtyard gardens, security intercom system, double glazing throughout, and a long lease. The property would achieve a rental income of £1,100 PCM should an investor wish to purchase.

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- GREAT FOR INVESTORS & FIRST TIME BUYERS ALIKE
- GATED UNDERGROUND PARKING
- LONG LEASE REMAINING
- CLOSE TO LOCAL AMENITIES & MOTORWAY
- MODERN DEVELOPMENT BUILT IN 2006
- COMMUNAL COURTYARD GARDENS
- AN INTERNAL VIEWING IS ADVISED



# 15 Ream Court, Ryemead Boulevard, High Wycombe, Bucks, HP11 1GG

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Council tax band: B



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.

