



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

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**

**ELECTRIC HEATING**

**UNDER A TEN MINUTE WALK OF TRAIN STATION**

**MODERN DEVELOPMENT**

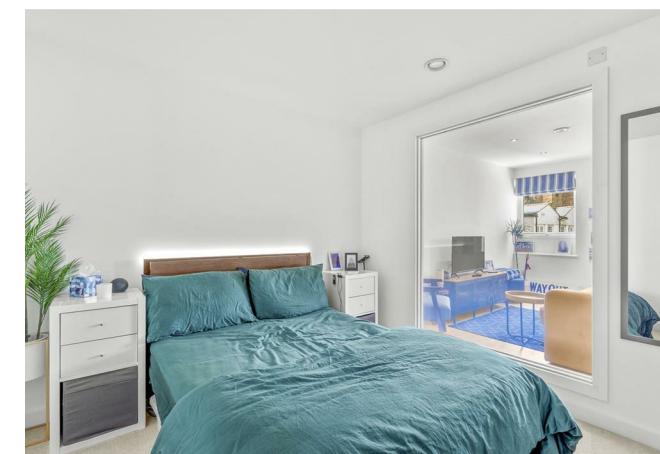
**119 YEARS REMAINING ON THE LEASE**

**IDEAL FIRST TIME PURCHASE OR BUY TO LET  
INVESTMENT**

**OPEN PLAN AND MODERN FITTED  
KITCHEN/LOUNGE/DINING ROOM**

**NO ONWARD CHAIN**

**INTERNAL VIEWING HIGHLY ADVISED  
CLOSE TO TOWN CENTRE AND SHOPS**







### 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.



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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)