Hurst Estate Agents

4, Jason House, Cressex Road, High Wycombe, Bucks, HP12 4TT

£225,000

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Hurst are pleased to offer to the market this two-bedroom, first floor apartment that requires redecoration and modernisation throughout. This spacious and bright property gives a real secluded feel whilst also providing easy access to junction four of the M40, town centre (approximately 1.2 miles away) and is just a short drive of John Lewis, retail outlets and Booker Common which offers miles of countryside walks. The property is also conveniently located within walking distance to a parade of shops and supermarkets. This excellent first time buyer or investment property also comes with the remaining 958 years of a 999 year lease. The accommodation includes; entrance hall, large lounge/diner with South facing balcony to front aspect, fitted kitchen, family bathroom and two bedrooms. The property also benefits from; electric central heating, double glazing, garage in block, balcony and long lease remaining. An internal viewing is highly recommended and the property is offered with no onward chain. Lease length 958 years remaining on a 999 year lease, service charge: £213.17 Per Month and NO ground rent payable, council tax band C

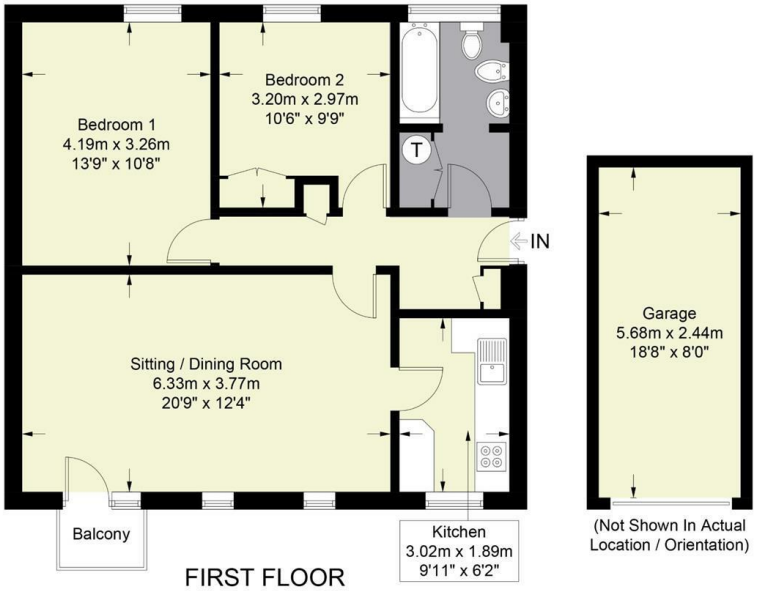
Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

- TWO BEDROOM FIRST FLOOR APARTMENT
- GARAGE IN BLOCK
- NO ONWARD CHAIN
- LARGE LOUNGE/DINER
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- LONG LEASE LENGTH
- COMMUNAL PARKING
- FIRST FLOOR APARTMENT
- EASY ACCESS TO JUNCTION 4 OF M4O
- EARLY VIEWING ADVISED

haz@hursts.co.uk 01494 716555 www.hursts.co.uk

Cressex Road

Approximate Gross Internal Area = 733 sq ft / 68.1 sq m
Garage = 151 sq ft / 14.0 sq m
Total = 884 sq ft / 82.1 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.

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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.

25 Park Parade, Western Dene, Hazlemere, Bucks, HP15 7AA
Tel: 01494 716555 Email: haz@hursts.co.uk Web: www.hursts.co.uk