



8 The Pines Amersham Road, High Wycombe, Bucks, HP13 6PN

*** NO CHAIN ***

Situated in one of the most sought-after locations in High Wycombe, and tucked away just off Amersham Road is this private cul-de-sac development. Hurst are pleased to bring to market this spacious, one-bedroom, top floor apartment, that has been extremely well maintained by its current owner and is in excellent condition throughout. The property would make a superb buy to let investment with an expected rental figure of circa £1,300, or a first time purchase, especially for those looking to commute to London with its short walk to the train station, that offers a direct line service into London Marylebone. The accommodation is accessed via a lift and comprises; entrance hall, large open plan lounge/diner/modern fitted kitchen, large master bedroom with fitted mirror fronted wardrobes, modern bathroom. The property further benefits; allocated parking, plus an array of additional visitors bays, large and well maintained communal gardens, gas boiler provides underfloor central heating and hot water and UPVC double glazing. This really is a perfect first time buyer home and an internal viewing is highly recommended.

Leasehold information:

- Lease length: 125 year lease with 119 years remaining.
- Service Charge: £275.00 per month. (Managing agents: Neil Douglas).
- Ground Rent: £395 per annum - Increased using RPI every 10 years.
- Council Tax Band: C.

CLOSE TO TOWN AND TRAIN STATION

LIFT ACCESS TO ALL FLOORS

LONG LEASE LENGTH

SPACIOUS OPEN PLAN LIVING AREA

INTEGRATED APPLIANCES IN KITCHEN

UNDERFLOOR HEATING

EXCELLENT CONDITIION THROUGHOUT

NO CHAIN

ALLOCATED PARKING

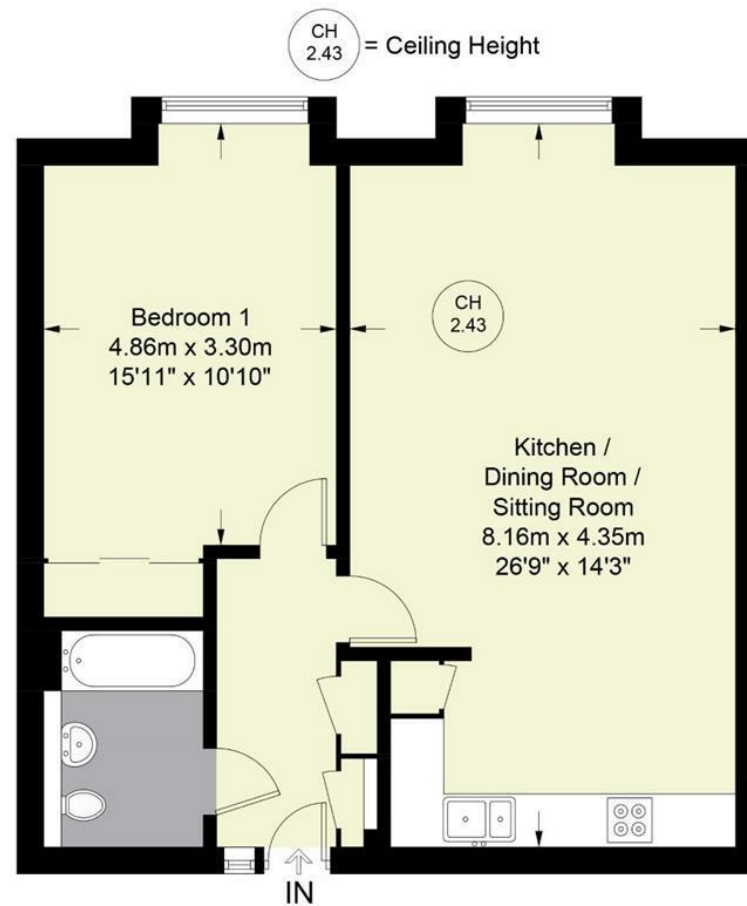
WELL MAINTAINED GROUNDS





Amersham Road

Approximate Gross Internal Area = 663 sq ft / 61.6 sq m



SECOND FLOOR

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.

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