

Estate Agents
Hurst

3 Kaybridge Close, High Wycombe, Bucks, HP13 7HF

£170,000

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CASH BUYERS ONLY DUE TO SHORT LEASE (60 years remaining). Offered to the market in good condition throughout is this bright and spacious two bedroom first floor apartment with tenants in situ (paying £1,200 PCM). The property is located on the east side of High Wycombe within walking distance of Wycombe Retail Park and just a short drive from the train station (which connects to London Marylebone in less than 30 minutes) and junction 3 of the M40. The accommodation comprises: entrance hall, spacious lounge/diner, contemporary fitted kitchen, two good size bedrooms and family bathroom. The property further benefits: allocated parking, ample visitors bays, electric heating and double glazing.

Further information:
- CASH BUYERS ONLY DUE TO SHORT LEASE (60 years remaining).
- The current tenants have been in situ since December 2024 (periodic tenancy).
- Currently achieving £1,200 PCM.

- Service charge: £1,740.00 P.A
- Ground Rent: £121P.A

ATTENTION BUY TO LET INVESTORS
TENANTS IN SITU PAYING £1,200 PCM
CASH BUYERS ONLY DUE TO SHORT LEASE
TWO GOOD SIZE BEDROOMS
CLOSE TO J.3 OF M40
SHORT WALK OF WYCOMBE RETAIL PARK
ALLOCATED PARKING BAY
AMPLE VISITORS PARKING
FIRST FLOOR APARTMENT
SOUGHT AFTER LOCATION



















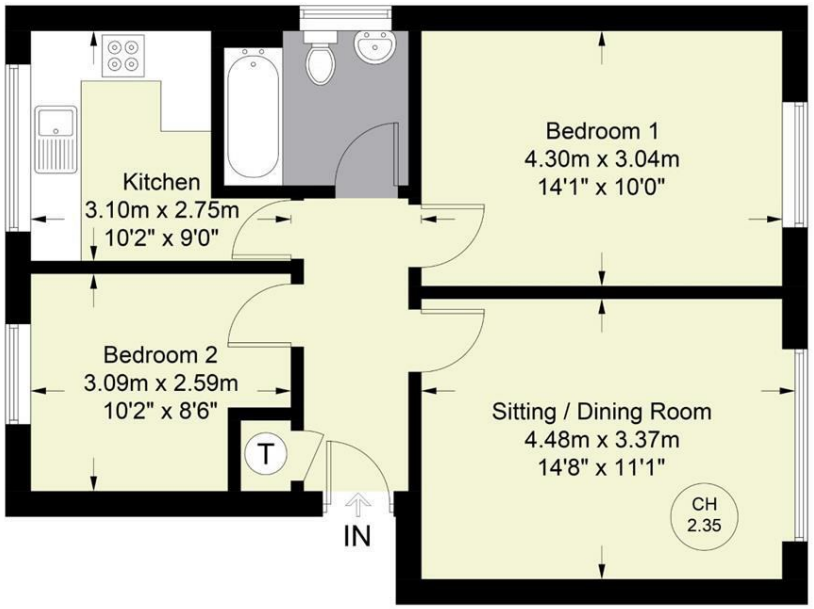
wyc@hursts.co.uk 01494 521234 www.hursts.co.uk

Kaybridge Close

Approximate Gross Internal Area
583 sq ft / 54.2 sq m

N

CH 2.35 = Ceiling Height



FIRST 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.

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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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk