Hurst Estate Agents

Flat 43 Sovereign Court, High Wycombe, Buckinghamshire, HP13 6XL

£210,000

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Offered to the market in good condition throughout is this extremely well presented, two bedroom ground floor maisonette that benefits from its own entrance and patio doors opening out of the lounge onto a small grass area. The property forms part of the sought after Sovereign Court development which is situated within walking distance of High Wycombe train station which offers a direct line service into London Marylebone making it perfect for those needing to commute, town centre and the beautiful Rye Park & Lido. This popular first time buyer property comes with modern kitchen and bathrooms, replacement doors throughout and the added benefit of no onward chain, not to mentioned there is still 151 years remaining on a 189 lease. With its central location, the apartment would also make a superb buy to let investment with a rough rental figure of £1350 PCM likely to be achieved. The accommodation comprises: spacious entrance hall, large lounge/diner with patio doors opening out onto garden space, modern contemporary fitted kitchen which includes the freestanding appliances, two bedrooms and replaced family bathroom. The property further benefits: LONG LEASE (151 years remaining), allocated parking (plus visitors bays), communal gardens, double glazing and upgrade electric heating. There is also no onward chain with this apartment.

LEASEHOLD INFORMATION:
- LONG LEASE (151 YEARS REMAINING)
- GROUND RENT: £0
- SERVICE CHARGE: £1277.76 per annum

TWO BEDROOM MAISONETTE

NO ONWARD CHAIN

MODERN KITCHEN & BATHROOM

ALLOCATED PARKING WITH VISITOR BAYS

DOUBLE GLAZED & UPGRADED ELECTRIC HEATING

IDEAL FIRST TIME PURCHASE

GROUND FLOOR APARTMENT WITH OWN ENTRANCE

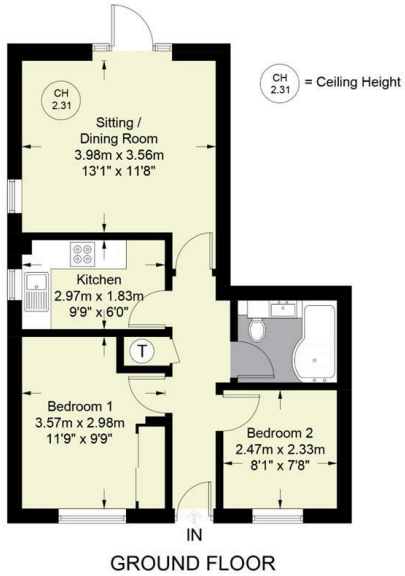
GOOD ACCESS TO TRAIN STATION (PLATFORM 3)

GOOD BUY TO LET INVESTMENT

INTERNAL APPOINTMENT ADVISED

Sovereign Court, Totteridge Avenue

Approximate Gross Internal Area = 519 sq ft / 48.2 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.

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