



8 Tom Evans Court Hamilton Road, High Wycombe, Bucks, HP13 5FE

Hurst are pleased to bring to market this well-presented, two-bedroom, first-floor apartment that has been greatly improved in recent years, making for a spacious yet homely living space. Built in 2005 by Wimpey Homes, this apartment is offered to the market with a SHARE OF FREEHOLD - a huge bonus when owning a leasehold property, giving far more control on service charges and lease length. Located within close walking distance of the town centre, it provides easy access to local amenities and transport links, including High Wycombe train station, which offers a direct line service to London Marylebone, making it perfect for those looking to commute. The accommodation comprises: spacious entrance hall, open plan living room and modern fitted kitchen with French doors opening out onto a balcony, family bathroom and two good-sized bedrooms. The property further benefits from: a long lease (129 years remaining), zero ground rent, gated allocated parking plus ample visitor spaces, uPVC double glazing, and gas central heating (combi boiler). This really is a superb first time purchase or buy to let investment with a rough rental figure of £1450PCM. An internal viewing is highly advised.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 150 years with 129 YEARS REMAINING
- SERVICE CHARGE: £1,981.57 PA
- GROUND RENT: £0



TWO BEDROOM FIRST FLOOR APARTMENT

SHARE OF FREEHOLD

LONG LEASE REMAINING & NO GROUND RENT

ALLOCATED PARKING PLUS VISITOR BAYS

WALKING DISTANCE OF TOWN & TRAIN
STATION

SUPERBLY PRESENTED THROUGHOUT

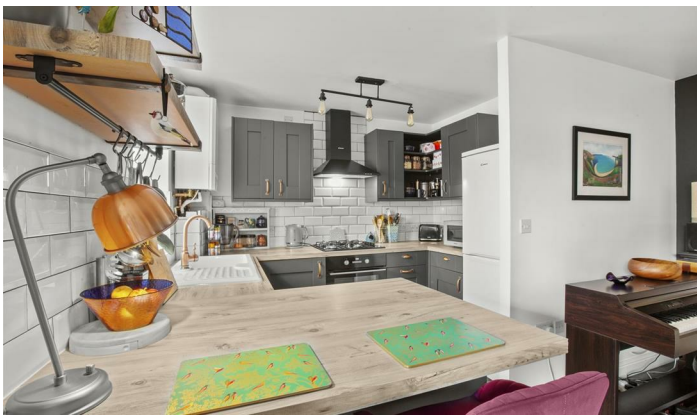
BALCONY OFF THE OPEN PLAN LIVING AREA

IDEAL FIRST TIME PURCHASE

GAS CENTRAL HEATING & DOUBLE GLAZED

INTERNAL VIEWING ADVISED





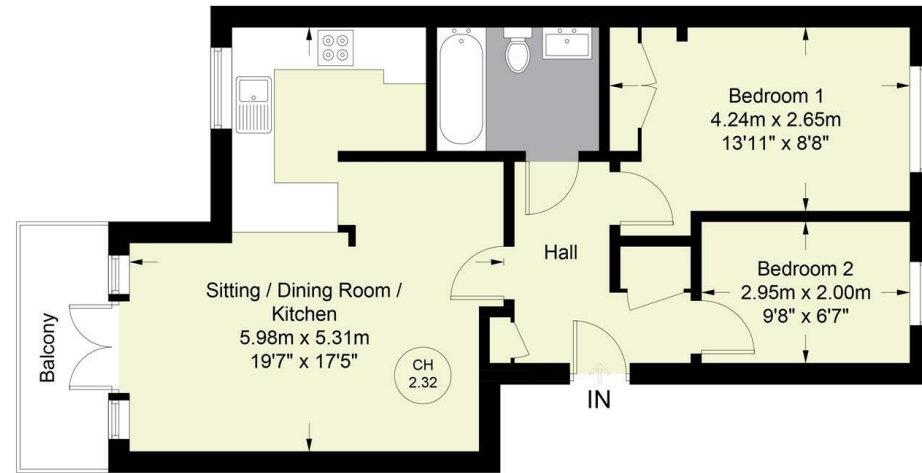


Hamilton Road

Approximate Gross Internal Area
588 sq ft / 54.6 sq m



CH
2.32 = Ceiling Height



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
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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