



Flat 4, Temple Orchard Amersham Hill, High Wycombe, Buckinghamshire, HP13 6PH
£279,000

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Offered to the market with NO ONWARD CHAIN and in good condition throughout is this bright and spacious two DOUBLE bedroom split level maisonette with a GARAGE. The property forms part of the popular Temple Orchard development which is located just a short walk to High Wycombe train station (which connects to London Marylebone in less than 30 minutes) and town centre. The accommodation comprises: entrance hall, spacious living room, large fitted kitchen/dining room, two double bedrooms and family bathroom. The property further benefits: garage, parking in front of garage, well maintained communal gardens, gas central heating and ample storage cupboards throughout.

LEASEHOLD INFORMATION:

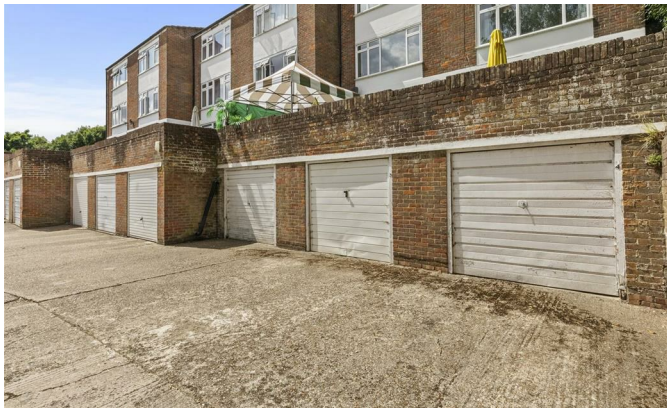
- LEASE LENGTH: 106 YEARS REMAINING (165 YEARS FROM 29/9/1966)
- SERVICE CHARGE: £1,358.40 P.A.
- GROUND RENT: TBC
- COUNCIL TAX BAND: C

Please note that we have not had sight of the original lease. All leasehold information, including the lease term, ground rent, and service charge details, has been provided by the vendor and should be independently verified by your legal representative prior to exchange of contracts.

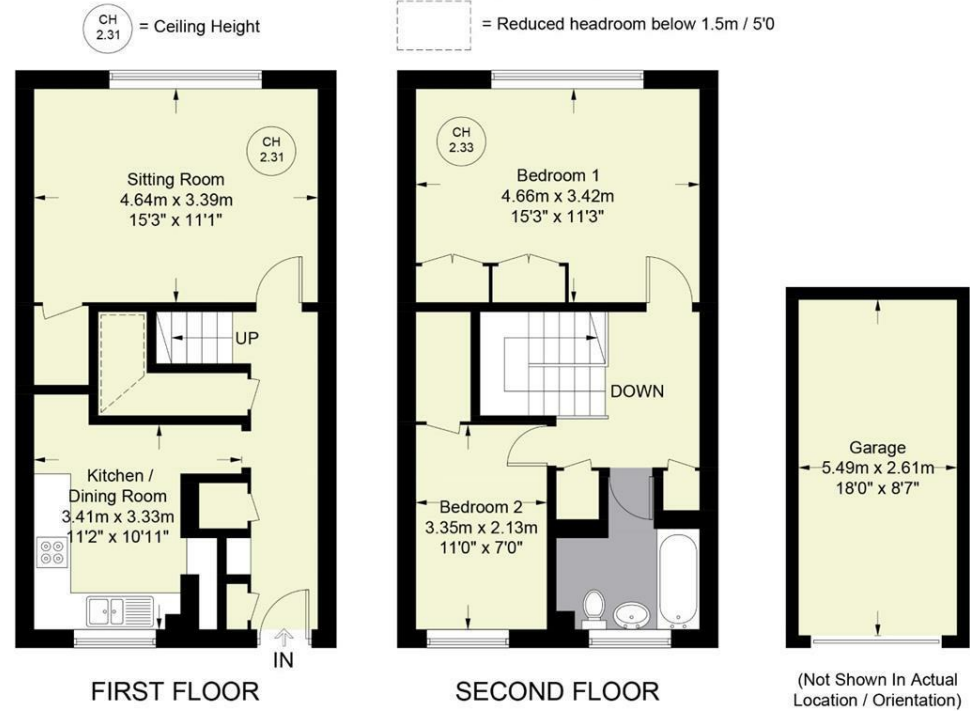
SPLIT LEVEL MAISONETTE
TWO DOUBLE BEDROOMS
SPACIOUS KITCHEN/DINING ROOM
GARAGE (18'0" x 8'7")
PARKING IN FRONT OF GARAGE
LARGE LIVING ROOM
AMPLE STORAGE CUPBOARDS
SHORT WALK TO TRAIN STATION
SHORT WALK TO TOWN CENTRE
GAS CENTRAL HEATING







Amersham Hill
 Approximate Gross Internal Area
 Ground Floor = 444 sq ft / 41.3 sq m
 First Floor = 442 sq ft / 41.1 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1040 sq ft / 96.7 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.



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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