



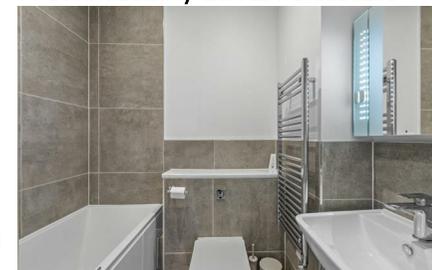
Asking Price

£150,000 *Leasehold*



Offered to the market with NO ONWARD CHAIN and a PEPPERCORN GROUND RENT, this converted in 2019 apartment has been exceptionally well cared for by its current owner and is presented in excellent condition throughout. The property is an ideal purchase for commuters, with High Wycombe train station just a 5-7 minute walk away, providing direct access into London, and the town centre only a 2-minute walk from the doorstep. The accommodation comprises: entrance hall, modern family bathroom, open-plan sitting room/kitchen, double bedroom, UPVC double glazing, and the added benefit of a long lease. This is a great flat for either a First Time Buyer or a Buy-to-Let investor with a rough rental figure of circa £1,000 PCM likely achievable on the rental. An internal viewing is advised.

- ONE BEDROOM APARTMENT
- CLOSE TO TRAIN STATION
- LONG LEASE REMAINING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- WITHIN THE TOWN CENTRE
- NO GROUND RENT
- UPVC DOUBLE GLAZING
- OPEN PLAN KITCHEN/LIVING AREA



52 Tempus Court Bellfield Road, High Wycombe, HP13 5HA

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION -LEASE LENGTH: 125 YEAR LEASE WITH 121 YEARS REMAINING
-GROUND RENT: £0 -SERVICE CHARGE: £1,600 PA

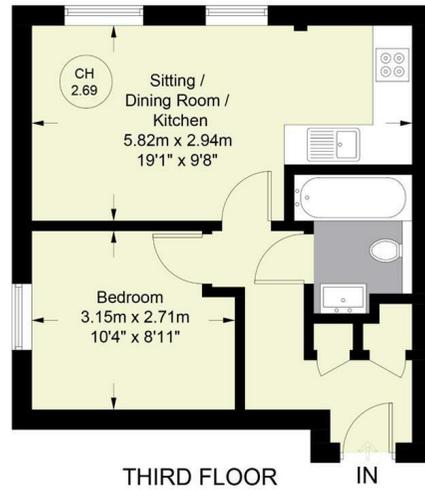
EPC Rating: 66

Tempus Court, Bellfield Road

Approximate Gross Internal Area = 370 sq ft / 34.4 sq m



CH 2.69 = Ceiling Height



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 the Solicitor.