



6 Normans Court Mickelfield Road, High Wycombe, Buckinghamshire, HP13 7EY

Hurst are pleased to offer to the market this first floor, two bedroom apartment that overlooks the communal gardens, provides two well-proportioned bedrooms and has been well maintained by its current owner. Situated to the East of High Wycombe's town centre and located in a small development of only eight apartments that are set back from the the road, this property would make an excellent first time purchase or buy to let investment with a rough rental income of circa £1300-£1400pcm. The apartment is also great for those looking to commute to London as junction 3 of the M40 and the mainline railway station at High Wycombe are both a short drive away.

The accommodation includes: communal entrance, hallway, open plan lounge/ diner, fitted kitchen, two well-proportioned bedrooms, modern bathroom. The property also benefits from electric heating, double glazing, part boarded loft storage space, low service charges, huge communal gardens with own storage shed, parking for one vehicle as well as ample communal parking.

An internal viewing is highly recommended and this property is offered to the market with no onward chain.

LEASEHOLD INFORMATION:- LEASE: 987 years remaining on a 999 year lease. Share of Freehold. SERVICE CHARGE: £1,560 per year. GROUND RENT: £0 per year.

SHARED OWNERSHIP OF FREEHOLD

ZERO GROUND RENT

SITTING/DINING ROOM

TWO BEDROOMS

MODERN BATHROOM

FITTED KITCHEN

DOUBLE GLAZING

LARGE COMMUNAL GARDENS

ALLOCATED PARKING

COMPLETED UPPER CHAIN





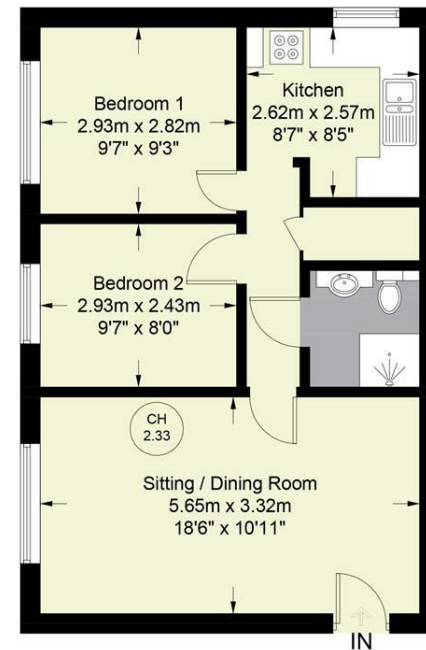


Micklefield Road

Approximate Gross Internal Area = 541 sq ft / 50.3 sq m



CH 2.33 = 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.

Estate Agents
Hursts

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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