Hurst Estate Agents

15 Dunkeld House, Brambleside, High Wycombe, Buckinghamshire, HP11 1JF

£225,000

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Offered to the market with NO ONWARD CHAIN is this bright and spacious first floor two bedroom apartment, benefiting from a SHARE OF FREEHOLD, a 976 year lease, garage and residents parking. The property also enjoys far reaching views across the valley and is tucked away within a quiet cul-de-sac on the popular east side of High Wycombe.

The location offers an excellent balance of convenience and green open space, with Kingsmead Park and Wycombe Golf Club nearby, providing opportunities to enjoy the outdoors. Wycombe Retail Park is within easy reach for a range of shops and everyday amenities, while Junction 3 of the M40 is conveniently accessible for commuters. The town centre and its wider range of shops, restaurants and facilities are also within easy reach.

The accommodation comprises an entrance hall, spacious lounge/diner, contemporary fitted kitchen, two good sized bedrooms and a family bathroom. Further benefits include a garage within a block, residents off-street parking, communal gardens, a security intercom system and UPVC double glazing. The property also benefits from NO GROUND RENT and a low annual service charge.

FURTHER INFORMATION:

- Share of freehold, held jointly between the 18 flats
- 999-year lease granted in 2003 (approximately 976 years remaining)
- Ground rent: Nil
- Service charge: £1,020 per annum
- Council Tax Band: C

SHARE OF FREEHOLD

REMAINDER OF 999 YEAR LEASE

GARAGE & PARKING

NO ONWARD CHAIN

FAR REACHING VIEWS

SPACIOUS LOUNGE/DINER

TWO GOOD SIZE BEDROOMS

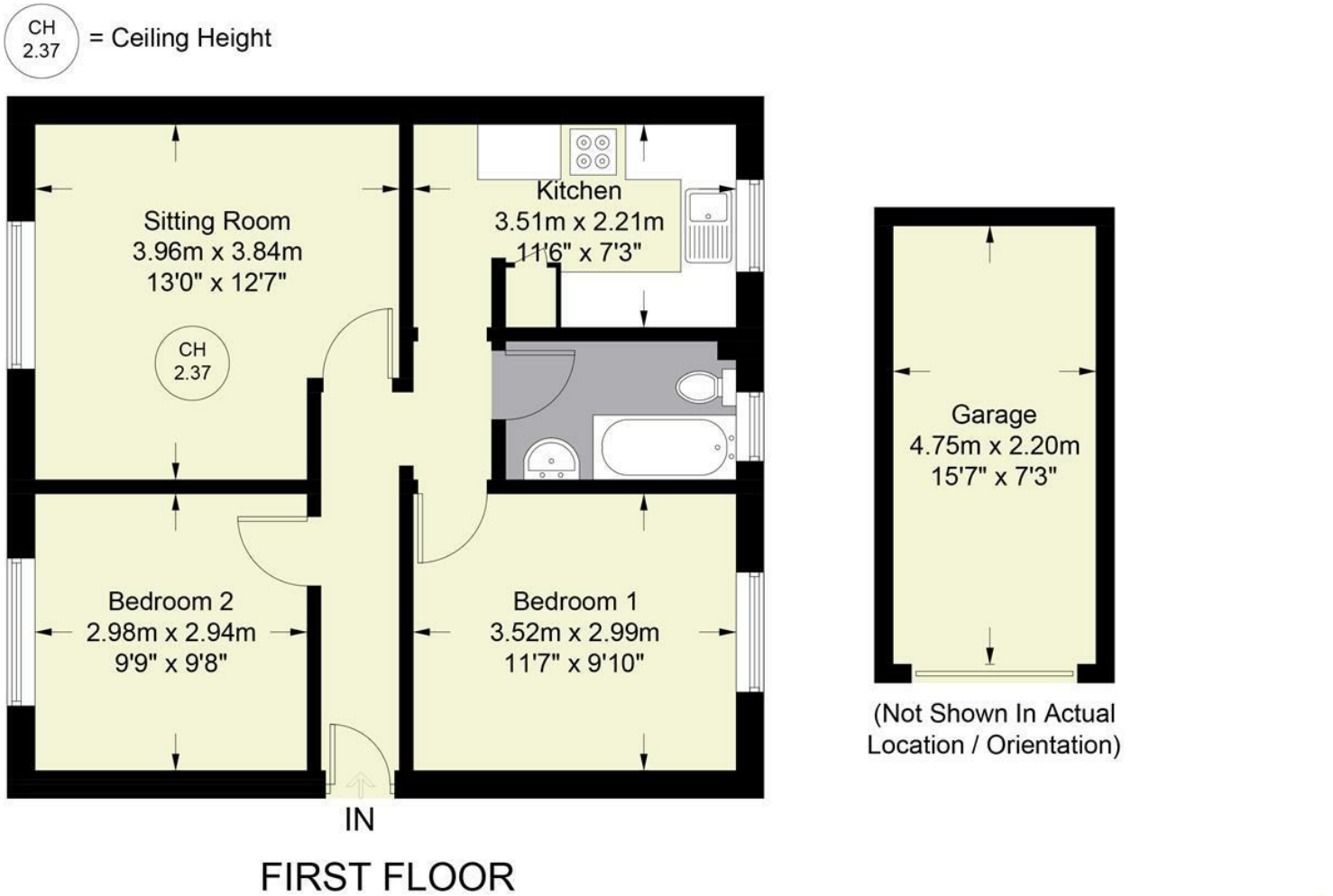
FIRST FLOOR APARTMENT

QUIET CUL-DE-SAC LOCATION

CLOSE TO J.3 OF M40

Dunkeld House

Approximate Gross Internal Area = 574 sq ft / 53.3 sq m
Garage = 112 sq ft / 10.4 sq m
Total = 686 sq ft / 63.7 sq m



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.

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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.

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