Hurst Estate Agents

£230,000 *Leasehold*

This bright and spacious first-floor, two DOUBLE-bedroom apartment is offered to market in good condition throughout and benefits from a LONG LEASE with zero ground rent, making it an appealing choice for both homeowners and investors. The property is situated on the sought after Loudwater side of High Wycombe within close proximity to amenities and transport facilities including: Wycombe retail park, Wycombe Heights golf club and junction 3 of the M40 motorway. The accommodation comprises: entrance hall, lounge/diner with balcony, fitted kitchen, two double bedrooms and family bathroom. The property further benefits: NEWLY FITTED BOILER, garage in block, ample on street parking, private entrance, gas central heating and double glazing.

- LOUDWATER VILLAGE
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- BALCONY
- GAS CENTRAL HEATING
- GARAGE IN BLOCK
- TWO DOUBLE BEDROOMS
- AMPLE ON STREET PARKING
- LARGE LOUNGE/DINER
- INTERNAL VIEWING ADVISED

4, Seven Acre House, Queensmead Road, Loudwater, Bucks, HP10 9XD

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

- LEASE LENGTH : 172 YEARS REMAINING
- GROUND RENT: PEPPERCORN
- SERVICE CHARGE: £621 PER ANNUM

EPC Rating: 80

Queensmead Road

Approximate Gross Internal Area = 788 sq ft / 73.2 sq m
Garage = 146 sq ft / 13.6 sq m
Total = 934 sq ft / 86.8 sq m

FIRST FLOOR

(Not Shown In Actual Location / Orientation)

CH 2.29 = Ceiling Height

N

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.

Hurst Estate Agents

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.