



Estate Agents  
**Hurst**

191C West Wycombe Road, High Wycombe, Bucks, HP12 3AF  
Asking Price £185,000

# 191C West Wycombe Road, High Wycombe, Bucks, HP12 3AF

Situated in a set back position on West Wycombe Road, is this larger than average, converted one bedroom, top floor maisonette that comes with no onward chain and a share of the freehold. The apartment that comes with no service charge nor ground rent would make an excellent first time purchase or buy to let investment with a rough rental figure of circa £950-£1,000 PCM. This unusual and rarely available maisonette gives the new owner a fairly central location to the town and train station, making it perfect for those looking to commute and also benefits from an abundance of parking with one space allocated to the property with various visitor spaces available. The accommodation includes; front door to entrance hall with stairs leading to first floor, spacious lounge with bay window to front aspect and replacement featured fire place, fitted kitchen, large double bedroom with fitted wardrobes and a family bathroom. The property also benefits from partial double glazing, gas central heating, huge loft space with pull down ladder, share of freehold long lease of 990 years remaining, no service charge or ground rent and shared building insurance across the 3 flats. The property is also offered to the market with no above chain and an internal viewing is highly recommended.



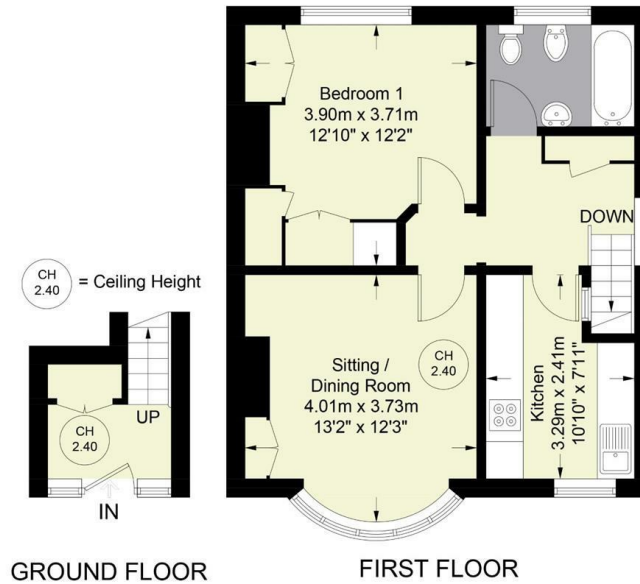
- ONE BEDROOM TOP FLOOR MAISONETTE**
- GAS CENTRAL HEATING**
- PARKING FOR ONE VEHICLE AND VISITOR BAYS**
- 990 YEAR REMAINING ON A 999 YEAR LEASE**
- SHARED FREEHOLD**
- IDEAL FIRST TIME PURCHASE**
- TOP FLOOR WITH HUGE LOFT SPACE FOR STORAGE**
- IDEAL BUY TO LET INVESTMENT**
- GOOD ACCESS TO TOWN AND WEST WYCOMBE**
- NO ONWARD CHAIN**





### West Wycombe Road

Approximate Gross Internal Area  
 Ground Floor = 46 sq ft / 4.3 sq m  
 First Floor = 511 sq ft / 47.5 sq m  
 Total = 557 sq ft / 51.8 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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