



Estate Agents
Hurst

12 Balmoral Court, Malmers Well Road, High Wycombe, Buckinghamshire, HP13 6LX
Offers In Excess Of £260,000

12 Balmoral Court, Malmers Well Road, High Wycombe, Buckinghamshire, HP13 6LX

A well presented, two/three-bedroom top floor apartment that is located in a secluded and highly desirable cul-de-sac which is tucked away, just off Amersham Hill and is just a two minute walk of High Wycombe's town centre and train station that offers a direct line service into London Marylebone making it perfect for those looking to commute. This popular development would make an excellent first time purchase or buy to let investment and comes with allocated parking and bedroom three, could be converted back into a dining room should you wish to remove the stud wall. The accommodation includes; communal entrance hall, large lounge, fitted kitchen, dining room/bedroom three, two bedrooms and a family bathroom. The property further benefits from; electric heating, double glazing, communal gardens, allocated parking and this property is also offered to the market with no onward chain.



TWO/THREE BEDROOM FLAT

TOP FLOOR

CLOSE TO TOWN AND STATION

ALLOCATED PARKING

SPACIOUS APARTMENT

DOUBLE GLAZED

IDEAL FIRST TIME PURCHASE

NO CHAIN

FITTED KITCHEN

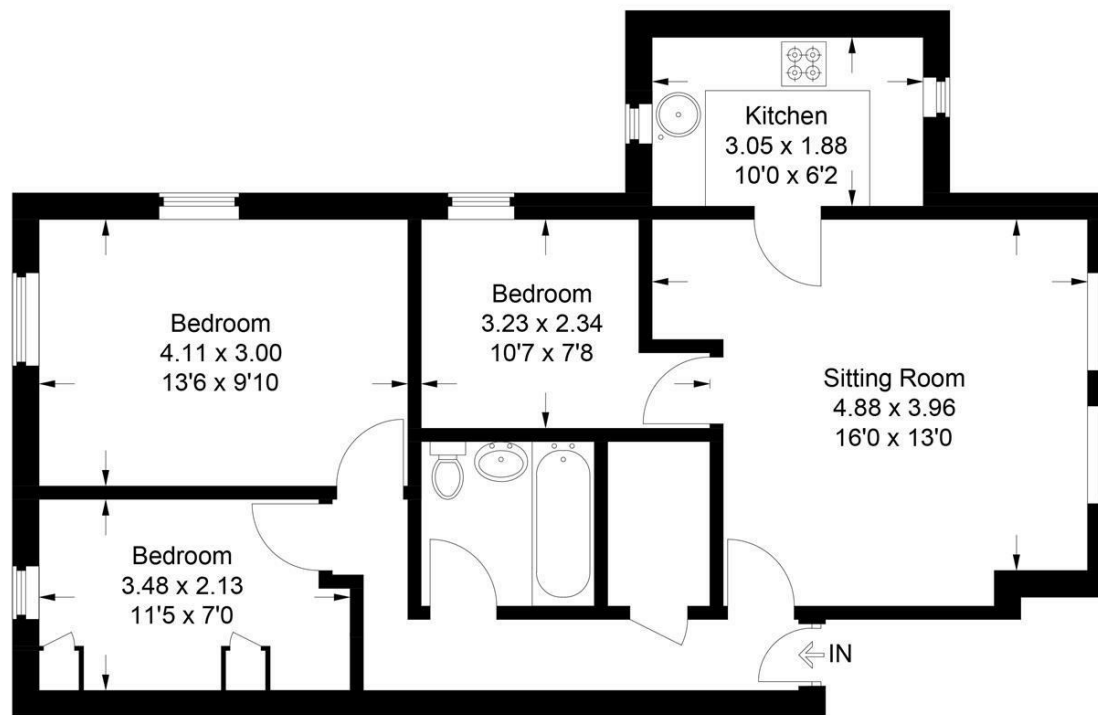
INTERNAL VIEWING ADVISED







Approximate Gross Internal Area
65.4 sq m / 704 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Hurst



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk