



Estate Agents  
**Hurst**

85 Carter House Tadros Court, High Wycombe, Bucks, HP13 7GF  
£190,000

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**\*\*ATTENTION LANDLORDS-TENANT IN SITU \*\***

Hurst are please to offer to the market this spacious and well presented, one bedroom, second floor apartment that is offered in good condition throughout and is largely south facing making it extremely light and airy. The property is being sold with the added benefit of a tenant in situ, making for an immediate rental income. The accommodation comprises; entrance hallway, large storage cupboard, spacious lounge/diner/modern fitted kitchen, family bathroom and master bedroom. The property also benefits from UPVC double glazing, secure underground allocated parking with visitor bays, modern electric heating and communal gardens.

**LEASEHOLD INFORMATION:**

- LEASE LENGTH - 125 YEAR UNEXPIRED LEASE WITH 107 YEARS REMAINING
- GROUND RENT - £220 PER ANNUM
- SERVICE CHARGE - £1,580 PER ANNUM.



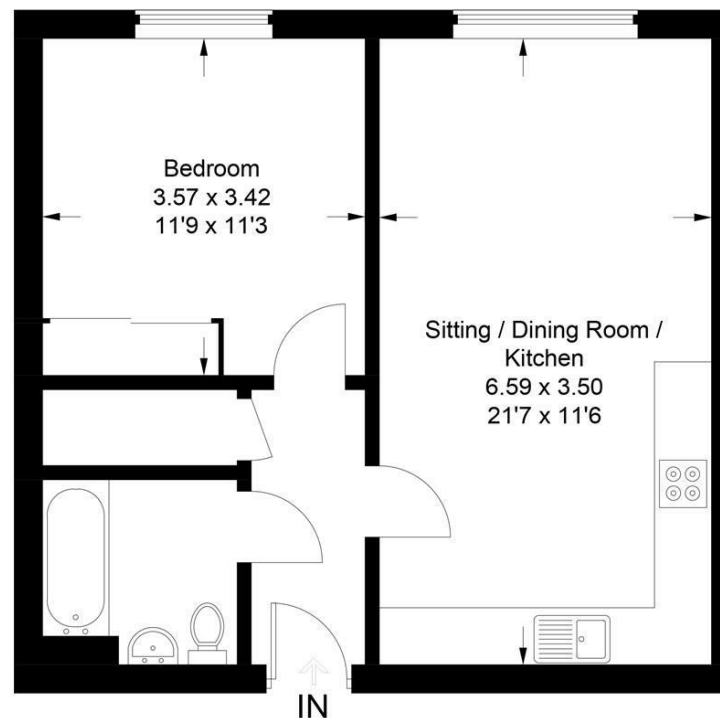
**EXCELLENT CONDITION  
TENANT IN SITU  
CLOSE TO TRAIN STATION  
SECOND FLOOR APARTMENT  
UNDERGROUND PARKING  
DOUBLE BEDROOM  
SOUTH FACING  
GOOD RENTAL YIELD  
COMMUNAL GARDENS  
QUIET LOCATION**







Approximate Gross Internal Area  
46.7 sq m / 503 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.  
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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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