



Estate Agents
Hurst

4 Glenmore House Brambleside, High Wycombe, Buckinghamshire, HP11 1JE
£240,000

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An extremely well presented and FULLY REFURBISHED two bedroom first floor apartment with a private balcony and garage. The property is situated at the bottom of a tucked away cul-de-sac 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, spacious living room with breakfast bar, large modern fitted kitchen, two good size bedrooms and newly fitted family bathroom. The property further benefits; ample on street parking available (non restricted), private balcony with far reaching views, garage, well maintained communal gardens and UPVC double glazing.

LEASEHOLD INFORMATION:

- 155 year lease from 25th March 1974 (105 years remaining).
- Ground rent: The ground rent is a peppercorn which is a legal device to qualify the lease as a lease but means that there is effectively no rent payable for the right to occupy the property.
- Service charge: £100.25 Per month (1,203 per annum).

Council Tax Band C.



FULLY REFURBISHED APARTMENT
IMMACULATE CONDITION THROUGHOUT
PRIVATE BALCONY WITH FAR REACHING VIEWS
GARAGE
MODERN FITTED KITCHEN
SPACIOUS LIVING ROOM WITH BREAKFAST BAR
TWO BEDROOMS
FIRST FLOOR
WELL MAINTAINED COMMUNAL GARDENS
QUIET CUL-DE-SAC LOCATION



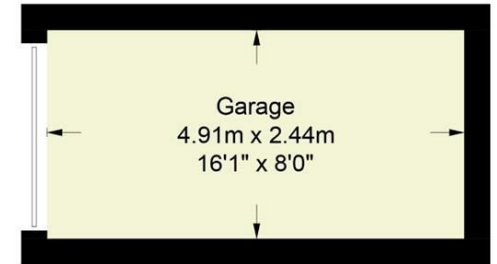


Brambleside

Approximate Gross Internal Area = 550 sq ft / 51.1 sq m
 Garage = 129 sq ft / 12.0 sq m
 Total = 679 sq ft / 63.1 sq m



CH = Ceiling Height
 2.37



(Not Shown In Actual Location / Orientation)

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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