

Thompson Wilson

Estate Agents • Auctioneers • Valuers • Surveyors

3 Westover Court
High Wycombe, Buckinghamshire.
HP13 5JE



£200,000

www.thompsonwilson.co.uk



In need of complete modernisation, a two bedroom ground floor maisonette with garage, situated in a sought after cul-de-sac on the West side of town.

No Chain

A two bedroom, ground floor maisonette requiring complete modernisation and refurbishment. The property is situated in a quiet and sought after cul -de-sac on the lower slopes of Downley. High Wycombe town centre is a short drive away with its excellent shopping facilities, restaurants, cinema, Swan theatre, as well as a mainline railway station serving London Marylebone.

Accommodation (All measurements are approximate)

Entrance Hall

Glazed entrance door, built-in storage cupboard, further built-in cupboard housing non-functional gas boiler, doors to all rooms.

Living Room 13'10 x 13'5 (4.22m x 4.09m)

Window overlooking front, radiator, built-in storage cupboard.

Kitchen 12'3 x 7'7 (3.73m x 2.31m)

Sink unit with basic units, built-in larder cupboard, gas cooker point, window with obscured glass.

Bedroom One 12'3 x 11'6 maximum (3.73m x 3.51m maximum)

Window overlooking front, double radiator, built-in wardrobe cupboard.

Bedroom Two 12'2 x 7'5 (3.71m x 2.26m)

Window overlooking rear, radiator, built-in wardrobe cupboard.

Property Reference TTH2659

For independent Mortgage Advice:

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Bathroom

Coloured suite with bath, wash hand basin, low level WC, radiator, window with obscured glass.

Outside

Communal Gardens

Garage

Situated in an adjacent block.

Tenure

Leasehold. We are informed the lease commenced in June 1978 for a term of 125 years therefore around 84 years unexpired, at a ground rent of £80 per annum, and service charge of £1140 per annum.

Directions

Proceed out of High Wycombe on the A40 West Wycombe Road. At the second set of main traffic lights, turn right into Plomer Hill. Take the second turning on the left into Westover Road, and then first left into Lyndhurst Road. Then take the first turning on the right where Westover Court can be found on the right hand side.



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The Consumer Protection from Unfair Trading Regulations 2008

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The Data Protection Act 1998

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



The Property
Ombudsman

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PROTECTED

Thompson Wilson team

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