



**37 KENNEDY AVENUE, HIGH WYCOMBE**  
**PRICE: £335,000 LEASEHOLD**

**am** ANDREW  
MILSOM



**37 KENNEDY AVENUE  
HIGH WYCOMBE  
BUCKS HP11 1BX**

**PRICE: £335,000 LEASEHOLD**

Situated on the popular Pine Trees Development off Daws Hill Lane on the southern outskirts of this thriving Market Town, an impressive second floor two bedroom apartment with a superb outlook over acres of communal parklike grounds.

**COMMUNAL GROUNDS: TWO BEDROOMS:  
SUNNY BALCONY: ENSUITE SHOWER  
ROOM: SEPARATE BATHROOM:  
DOUBLE ASPECT LOUNGE/DINING ROOM:  
FITTED KITCHEN WITH APPLIANCES:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: SECURE ENTRY  
SYSTEM: ALLOCATED PARKING SPACE:  
AMPLE VISITOR PARKING.**

**TO BE SOLD:** Set in the desirable RAF Daws Hill development built by Taylor Wimpey approximately ten years ago, this stunning two bedroom second floor apartment offers well planned and presented accommodation. This spacious apartment complex borders and has superb views over the communal grounds which include lawns, wooded copses, a playground and fitness trail. No 37 is quietly set in this desirable complex with light rooms and enjoys particularly easy access to the M40. There is an onsite Nursery School and a Morrison's local due to open soon. The property is located two miles off J4 of the M40 at Handy Cross which is home to Next, Asda, John Lewis, Lidl, Waitrose and a Porche dealership. High Wycombe town centre is about a mile distant offering an excellent range of shopping, sporting and social facilities including the Eden Centre as well as a railway station with fast train service to Marylebone London. The accommodation comprises:

**DIRECTIONS:** using the postcode **HP11 1BX** in approaching from Daws Hill Lane, 37 Kennedy Avenue is situated in the complex on the left hand side opposite the central grounds.

**ENTRANCE HALL** front door, two radiators, loft access, entry phone system, two cupboards.



**BEDROOM ONE** double aspect with double glazed double doors onto a



**BALCONY** overlooking the Communal Gardens, radiator, wardrobe and door to shower room



**ENSUITE SHOWER ROOM** full width shower cubicle with thermostatic control, pedestal basin, low level w.c., tiled floor, heated towel rail, extractor fan.

**BEDROOM TWO** radiators, window with view over the grounds.



**BATHROOM** white suite of panel bath, shower attachment, pedestal basin, low level w.c., tiled floor, radiator, extractor fan.



**LOUNGE/DINING ROOM** double aspect, two radiators, views over communal grounds, opening to



**FITTED KITCHEN** range of contemporary wall and base units with granite style working surfaces, Zanussi four ring gas hob, stainless steel back plate, cooker hood, oven, fridge and freezer, single drainer and one and a half stainless steel sinks, mixer tap, Bosch dishwasher, extractor fan, tiled floor, Ideal combination boiler.



## OUTSIDE



**THE GROUNDS** 37 Kennedy Avenue is part of a prestigious estate set in several acres of parkland which include wooded copses, pathways, lawn areas, a fitness trail and play areas.

**PARKING** there is one allocated parking space with choice of nearby visitors parking.

**TENURE:** the property is held on a 125 year lease with 115 years remaining. **GROUND RENT:** £250.00 per annum. **MAINTENANCE CHARGES:** £1,625.00 p.a for the flat plus an additional £386.00 p.a contribution to the maintenance of the grounds.



**M48430425** **EPC BAND: B**  
**COUNCIL TAX BAND: C**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using **HP11 1BX** when approaching from Dawes Hill Lane, 37 Kennedy Avenue is situated in the three storey apartment complex on the left on the junction of Beech Street and before Eaker Street.

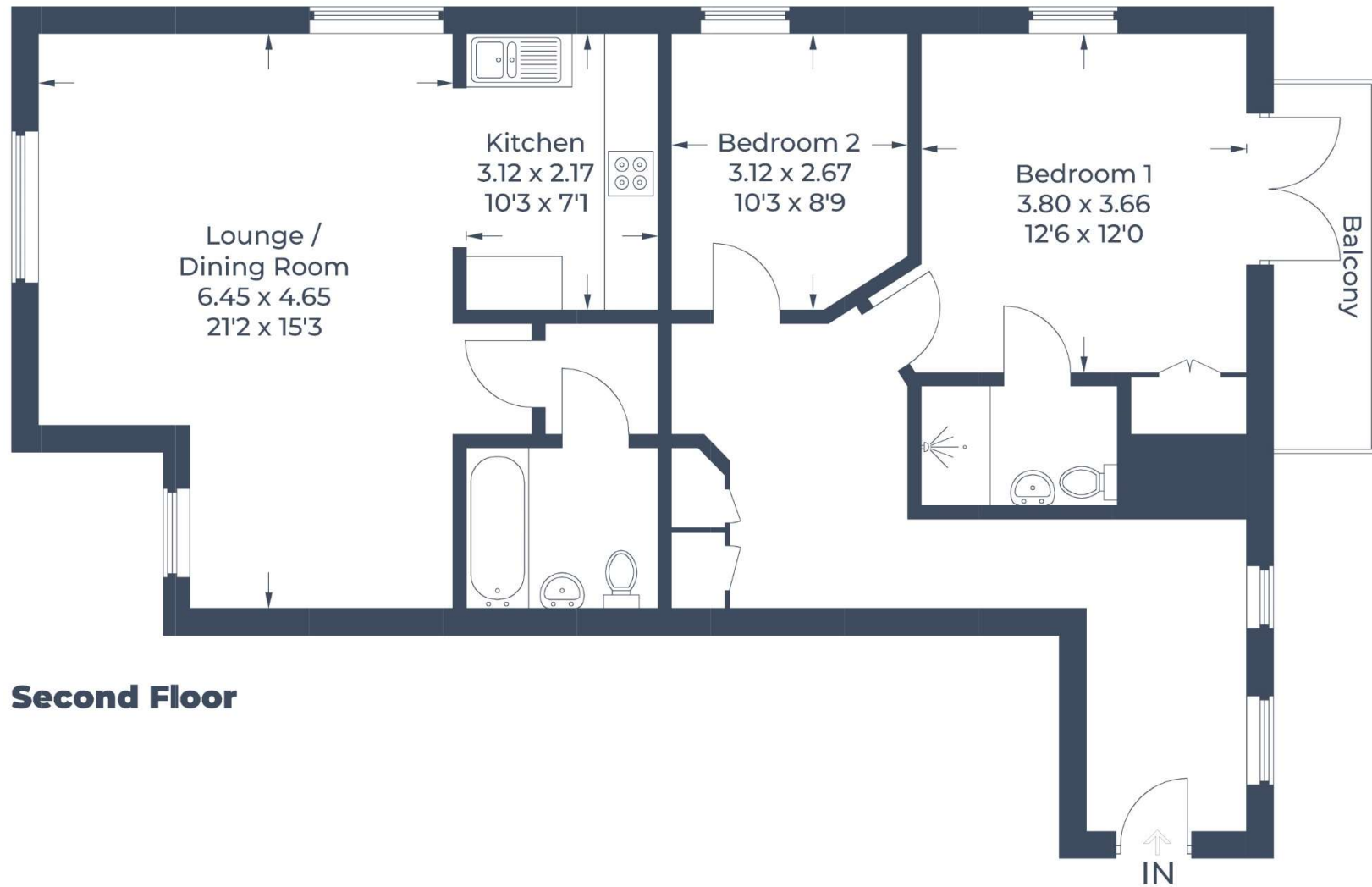
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area= 82.9 sq m / 892.1 sq ft



## Second Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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