



Keegan White
ESTATE AGENTS

Flat 4, St Nicholas House | £325,000



Features

- Modern Open Plan Accommodation
- Large Rear Facing Balcony
- Contemporary Kitchen & Shower Room
- High Specification Finish
- Immediately Available
- Communal Gardens & Parking

This first floor property with large rear facing balcony is spacious and finished to the meticulously high standard that we have come to expect by this highly regarded local developer. St Nicholas House forms part of a small exclusive development offering a mixture of one and two bedroom properties with high quality accommodation including contemporary styling. A great deal of thought has gone into the design which stands out on the road and is well positioned for the town centre. This apartment is on the first floor and accessed through a communal stairwell with security entry system. The living accommodation is open plan to a high quality kitchen separated by a

central island and with double doors opening onto a large balcony at the rear. Both bedrooms are good sized double rooms with built in wardrobes and are serviced by a contemporary shower room. At the rear of the development is the parking accessed through a coach style arch.

West Wycombe Road is one of the main routes into the centre of High Wycombe and therefore the public transport links are frequent into the town centre with its mainline railway station that has fast trains to London Marylebone in under half an hour. The town benefits from a wide range of

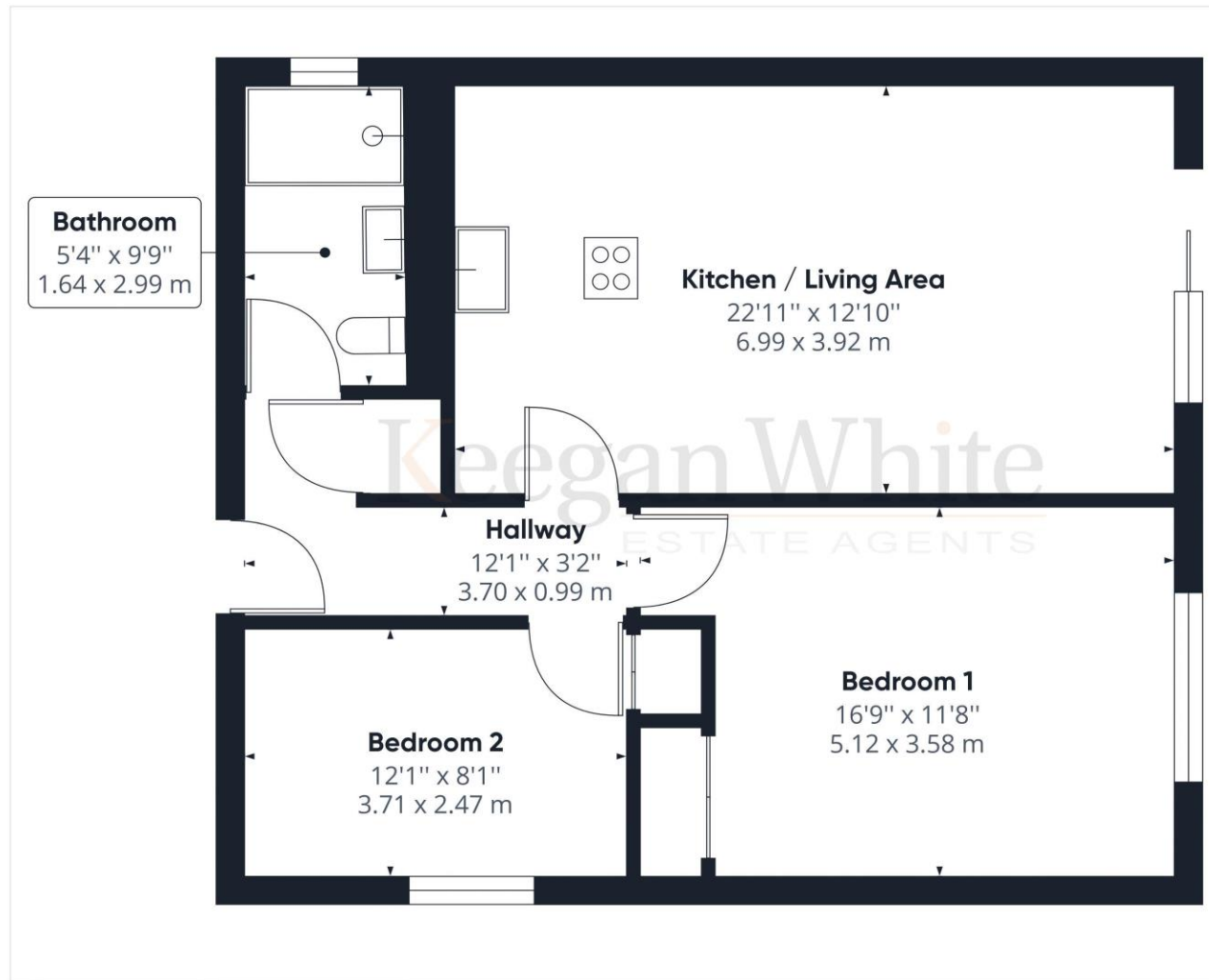
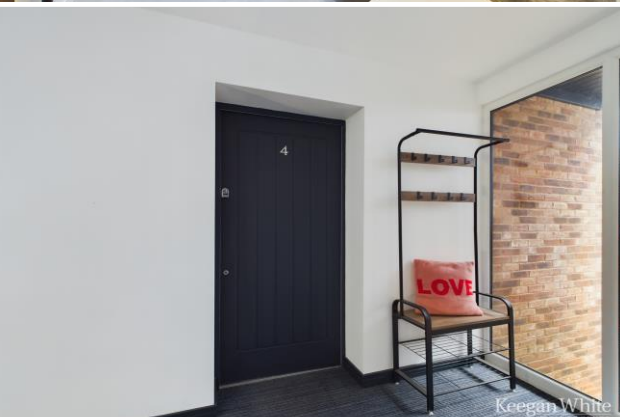


retail shopping, leisure and hospitality outlets to suit everyone's needs, including the Eden Centre, the excellent Swan Theatre and the new sports centre at Handy Cross. To the north is the popular Chiltern village of Downley; to the west is the famous Golden Ball and Wycombe Caves, with the village of West Wycombe just beyond. High Wycombe has always drawn people from far and wide who look to take advantage of its excellent commuting opportunities by rail as mentioned and by road with both Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the

highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys.

Ground Rent - £250 per annum Service Charges - £1200 per annum Lease - 125 years (to be verified by a solicitor)





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