



Keegan White
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44 Aspen Court | £269,000



Features

- Two Bedrooms
- Top Floor
- Ideal For London Commuters
- Underfloor Heating
- Excellent Condition
- Balcony With Westerly Views

Located to the eastside of the development, the apartment has a communal front door front door that opens into an entrance lobby with stairs down to the car parking and stairs rising to upper floors. The private front door opens into an entrance hallway which has loft access, an airing cupboard, utility cupboard, and gives access to all rooms. The spacious open plan kitchen / diner / living room is perfect for modern living providing plenty of room for a dining table, and a sofa suite, and is complimented with the west facing balcony. The kitchen area is well equipped with a good range of base and eye level storage units, sink and drainer, integrated fridge freezer, oven,

electric hob and overhead extractor fan. The bathroom is quite large and provides a contemporary, white three piece bathroom suite with a heated towel rail. Adjacent to the bathroom, the master bedroom is certainly larger than average and has window to westerly aspect, as does the adjoining second double bedroom.

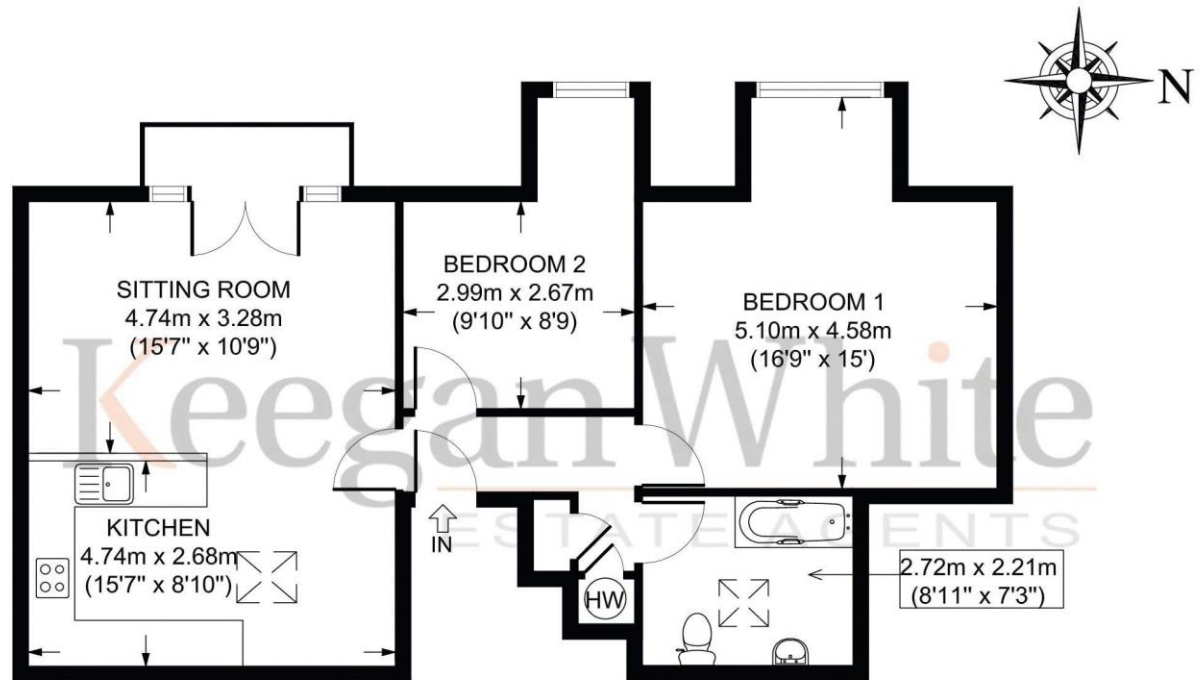
Externally, the apartment has communal courtyard gardens which is ideal for those with young children, and is centered around the undercroft car parking, with allocated parking for one car and visitor bays.



Aspen Court is to the east of High Wycombe's town centre, within a five minute drive, subject to traffic, to Junction 3 of the M40. There are two supermarkets also within a short drive, along with more shopping at Ryemead Retail Park that has a Marks & Spencers Simply Food outlet amongst others. Within a moments walk Kingsmead Park which links to Rye Park, both offering a variety of amenities including tennis, bowling, cricket and rugby clubs, as well as the Lido with its outdoor pool. There are regular local transport links the town centre to the west and Beaconsfield to the east, both of which have mainline railway stations with direct access to London Marylebone in under half an hour on the fast trains. High Wycombe itself has transformed over the last fifteen years into popular regional town with the amenities and facilities that are the envy of neighbouring towns. These include the expansive Eden

Centre with a host of retail, fitness, leisure and hospitality venues, as well as the outstanding Sports Centre at Handy Cross which has a huge range of fitness activities including an Olympic size swimming pool and a testing rock climbing wall.
Leasehold information to be verified by solicitors:
Lease length: 99 years. NB. The lease currently has 81 years remaining, however, the lease is being extended to 99 years at the owner's cost.
Service charge: circa £1,343 per year
Ground rent: Currently £350 per year, however, with the lease being extended, we understand that it will be £zero for the new owner. Energy Performance Rating: C (79)
Council Tax band: C





APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 710 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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33 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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