



Keegan White
ESTATE AGENTS

15 Mallard House | High Wycombe | £265,000



Features

- Vacant Possession
- Long Lease on Completion
- Great Location
- En suite Shower Room
- Allocated Parking
- Balcony

The front door opens onto a hallway leading to all rooms, the most impressive has to be the lounge/diner, situated towards the back of the property this room enjoys views across The Rye, whilst still retaining reasonable privacy lent by the mature foliage surrounding the communal gardens. This room also has direct access via patio doors onto a southerly facing private patio. In addition the property offers a well fitted kitchen to

include cooker, washing machine, slimline dishwasher and fridge freezer, family shower room and two sizable bedrooms, one of which with a modern en-suite shower room. To the front of the property there is private parking for one car plus additional visitor bays.



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This small developments popularity doesn't just come from it's beautiful views but also it's close proximity to High Wycombe town centre, providing a wide range of facilities alongside a mainline train station, all within a short walk. High Wycombe is renowned for excellent schooling and is within the catchment areas for both boys and girls grammar schools. Junction 3 access to the M40 motorway is a 5 minute drive. Additional details to be verified by a solicitor

Lease Length approx 64 years (to be extended by the current owner on completion)
Service Charge £1300 pa
EPC Rating C
Council Tax Band C



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Approximate total area⁰
637.74 ft²
59.25 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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