



**Keegan White**  
ESTATE AGENTS

70 The Pastures | £165,000



## Features

- Popular Location
- Close to Village Amenities
- Gas Radiator Heating
- UPVC Double Glazing
- Good Sized Bedroom
- Vacant Possession

Upon entering through the new fitted front door a lobby leads into the spacious L shaped lounge/dining room which has a large picture window. This in turn leads into the kitchen which is fitted with a range of floor and wall units, built in electric oven and hob with extractor over, stainless steel sink unit, space for fridge and washing machine and fully tiled walls. The inner

hallway has a large storage cupboard and loft access and leads to the bathroom which is fully tiled and has a low level WC, pedestal basin and bath with shower attachment over. Bedroom one is a good size and has built in wardrobes spanning one wall. Outside there are communal gardens.



The apartment is located in Downley, which is to the North West of High Wycombe and close to the National Trust owned Downley Common, which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with two local parades of shops and additional convenience stores, and a very well regarded primary school and secondary school within walking distance. High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars and a mainline railway station offering a connection to London Marylebone in under 25 minutes. High Wycombe

is also excellent for road commuters, being in close proximity to Junctions 3 & 4 of the M40 motorway, with access to the M25 about seven miles away and Heathrow Airport just beyond.

Property Details: (All points should be verified by a solicitor)

Council tax band: B

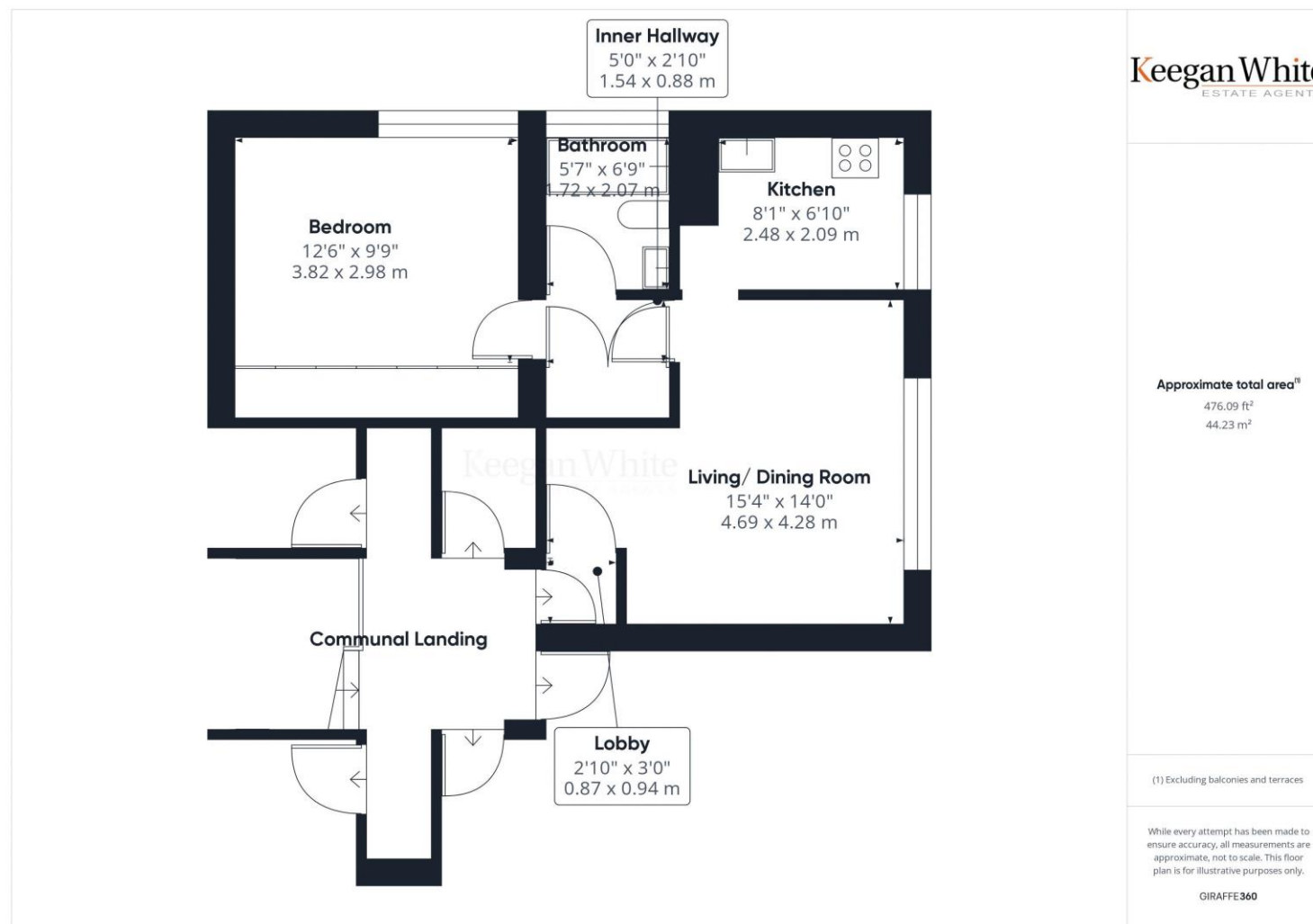
EPC rating: D

90 years remaining on Lease

Service charges £890 Per Annum

Ground Rent £10 per annum





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