



Keegan White
ESTATE AGENTS

4 Cherry Orchard Court | £215,000



Features

- Share of Freehold
- Bright and Airy
- Double Bedroom
- Large Loft Space
- Allocated Parking Space
- Communal Garden

Introducing this delightful one bedroom first floor flat with share of freehold, that has benefitted from redecoration and a new fitted kitchen. The communal front door opens onto a hall shared with a ground floor flat and leads to a private front door opening onto stairs leading to the first floor. The hallway stretches the length of the flat and provides access to all rooms. Located at the front of the property is the living room with a southerly aspect and dual aspect windows creating a bright and airy space. The double

bedroom is spacious and also includes dual aspect windows and overlooks the quiet communal gardens. The kitchen is of a good size with above and below counter units with space for a washing machine, oven and fridge/freezer. The bathroom benefits from a window and includes a white suite comprising of toilet, basin and bath with shower over. The flat has a loft which is the length of the flat, an allocated parking space, visitor parking, bin store and communal gardens.



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Situated in the Pinions area, located to the east of High Wycombe's Town Centre within a 20 minute walk of the railway station. Just a short walk away from the popular Rye Park complete with a new adventure playground, a leisure club, including the Wycombe Lido, the High Wycombe Cricket Club, Lawn Tennis Club, Bowles Clubs, Lidl supermarket and local convenience store. High Wycombe has been redeveloped over the years with the Eden Shopping complex at its heart which offers a number of restaurants, a fitness centre, cinema/bowling and other leisure facilities. With Chiltern Railways fast trains getting to

London Marylebone in under 25 minutes and Junctions 3 & 4 of the M40 Motorway on its doorstep, with the M25 and London Heathrow Airport beyond, High Wycombe is an ideal location for commuters

ADDITIONAL PROPERTY INFORMATION

(to be verified by a solicitor:)

Council Tax Band: B

EPC Rating: D

Share of Freehold



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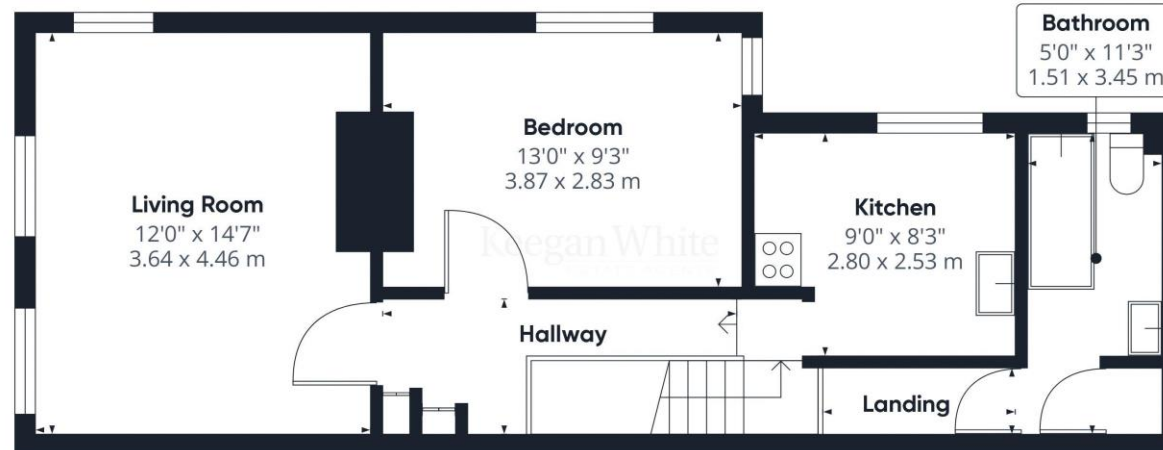
Hallway
2'0" x 3'0"
0.74 x 0.90 m



Approximate total area¹⁾

524.31 ft²
48.71 m²

Ground Floor



Floor 1

(1) 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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