



Keegan White
ESTATE AGENTS

Flat 2, 30 Priory Avenue | £170,000



Features

- Ground Floor Garden Flat
- One Bedroom
- Modern Kitchen & Bathroom
- Section of Garden
- Off Street Parking x 1 Car
- Gas Central Heating

The apartment can be accessed via its own back door from the kitchen, and from the main communal front door that leads into the entrance hallway with the apartment's front door. This leads into a hallway that gives access to all rooms. The bedroom is a double bedroom with radiator and window to side aspect, and to the rear is the modern bathroom that has a panel bath with overhead electric shower and shower screen, handbasin, WC, radiator, and window to rear aspect. The living room is of a good size with radiator, feature fireplace and bay window to side aspect. A door way

leads into the kitchen that has the boiler, a range of storage units above and below the worktop and sink, washing machine, fridge freezer, electric hob, oven & extractor fan, along with a window to side aspect and the back door to the garden.

Externally, the driveway leads up from the street to the rear of the property, where the parking is allocated for one car, and a section of the rear garden also belongs to this apartment; please ask for details.



Priory Avenue is conveniently located to take advantage of all the town centre amenities, and is within walking distance of the town centre, hospital and Bucks New University. High Wycombe remains a vibrant market town, with Eden a huge central retail and entertainment complex, a large array of schools, the extensive Wycombe Sports and Leisure Centre, and the Swan Theatre to name a few. Many people relocate to High Wycombe to take advantage of its excellent commuting benefits. For example, the mainline railway station that provides regular and reliable services to London Marylebone in under half an hour is within a short walk. And for road commuters, the town has access to both Junctions 3 & 4 of the M40 motorway, with the M25

about seven miles away and Heathrow Airport just beyond.

Additional Information

Council Tax Band: B.

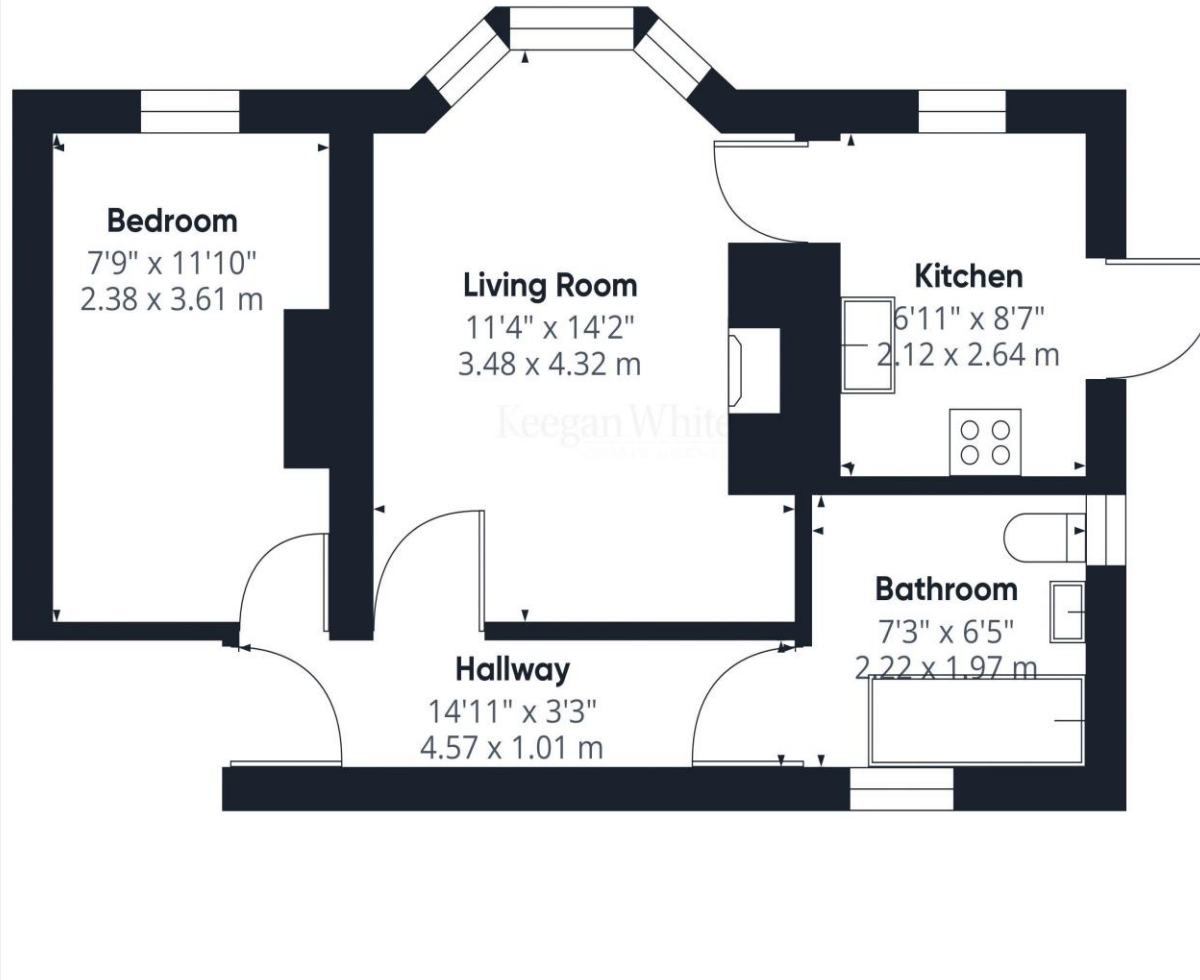
Energy Performance rating: EPC D (61).

Annual Service Charge: circa £250 for buildings insurance
Maintenance & repairs are carried out on an ad hoc basis as and when needed.

Ground Rent: £0 (the flat has a Share of the Freehold).

Heating: Gas central heating to radiators.





Approximate total area⁽¹⁾
388.47 ft²
36.09 m²

(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. Calculations are based on RICS IPMS 3C standard.

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