



Keegan White
ESTATE AGENTS

Flat 2, 173 Gordon Road | £220,000

Flat 2, 173 Gordon Road | High Wycombe | HP13 6EP

- Long Lease - 121 Years
- Walk To Station
- Open Plan Layout
- Gas Central Heating
- South Facing Balcony
- Ideal Location

The communal front door opens into the main entrance hallway with stairs rising to the upper floors. Located on the first floor, the apartment's private front door leads into the hallway that gives access to all rooms. The living room has dual aspect with a south facing balcony and is open plan to the kitchen. The kitchen is well equipped with a range of base and eye level storage units with one of these housing the gas boiler. In addition, there is a stainless steel sink & drainer, integrated appliances, electric hob with overhead extractor fan, oven below and window to rear aspect. The bathroom is contemporary with floor to ceiling tiling, panel bath with overhead shower & shower screen, WC and a handbasin with vanity unit below. Both bedrooms are well proportioned doubles, with one to the front, and the slightly larger one to the rear. Externally, there is allocated parking to front for one car.

Gordon Road is a popular residential road just of the east side of the town centre. There are local convenience stores within a short walk, as is the mainline railway station, the Rye Park, and the town centre that has a multitude of impressive facilities with a wide range of retail, hospitality, leisure and entertainment venues. The location is ideal for commuters, as the Chiltern Line Railway's fast trains get to London Marylebone in under half an hour, and the apartment is almost in between Junctions 3 and 4 of the M40 Motorway, with the M25 and London Heathrow Airport just beyond.

Additional Information to be verified by solicitor:

Council tax band: C

Energy Performance Rating: C (80)

Lease term remaining: 121 years

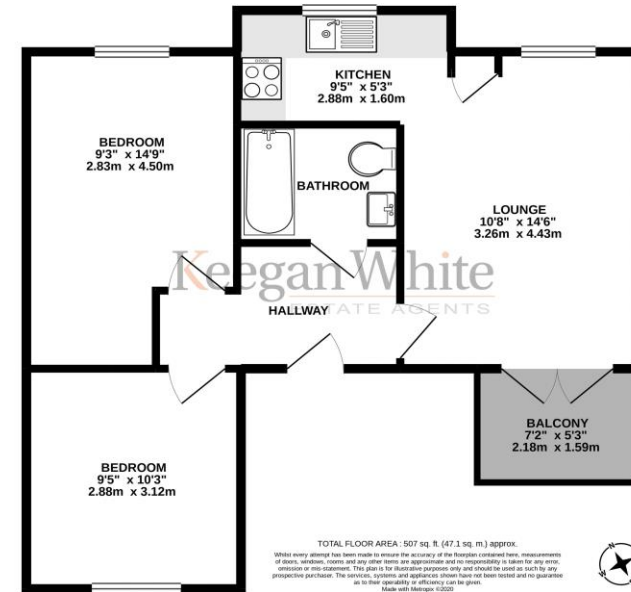
Annual Service Charge: circa £1,200

Annual Ground Rent: £250

Provision for Ground Rent Increase: n/a



1ST FLOOR
507 sq. ft. (47.1 sq. m.) approx.



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