



**Keegan White**  
ESTATE AGENTS

14 Rutland Lodge | £245,000



## Features

- South Facing Balcony
- Double Bedroom
- Open Plan Kitchen/Living/Dining Room
- Allocated Undercroft Parking
- Remaining Lease over 140 years.
- Bike Store

Located in close proximity to the town centre, hospital and train station, we are pleased to introduce this one bedroom apartment built in 2019 by Inland Homes.

From the street, a video entryphone provides access into the communal hallway with stairs rising to the upper floors and descending to the secure parking and bike store. The front door of the apartment opens into a hallway with utility cupboard which houses the washing machine and hot water cylinder and provides access to all rooms. An open plan kitchen/lounge/diner provides good sized living space with natural light and a door leading to a

south facing balcony. The kitchen is well fitted with integrated appliances and above and below counter units. The bedroom is of a good size with fitted wardrobe, and space for an additional wardrobe, chest of drawers and southerly aspect windows. The contemporary bathroom suite has ceramic tiled floor, panel bath with overhead shower and shower screen, WC, handbasin, and a heated chrome towel rail.

Externally, there is allocated car parking in the undercroft gated car park controlled via a fob and secure bike store.



The apartment could not be better located to enjoy the benefits of urban living given that it is located within a moments walk of the town centre, Bucks New University, the hospital and the railway station. The town offers a wide range of facilities numbering among them the Eden Centre with a host of retail, hospitality and entertainment venues, the popular Swan Theatre and a number of fitness centres. For outdoor leisure pursuits, the well regarded Rye Park is a short walk away with popular local clubs including tennis, cricket, bowling and swimming at the Lido. The property provides commuter benefits; with access to London Marylebone in under half an hour and for road commuters, High

Wycombe is serviced by both Junctions 3 & 4 of the M40, with the M25 motorway network and London Heathrow Airport just beyond.

Property information (to be verified by your solicitor)

EPC Rating: C

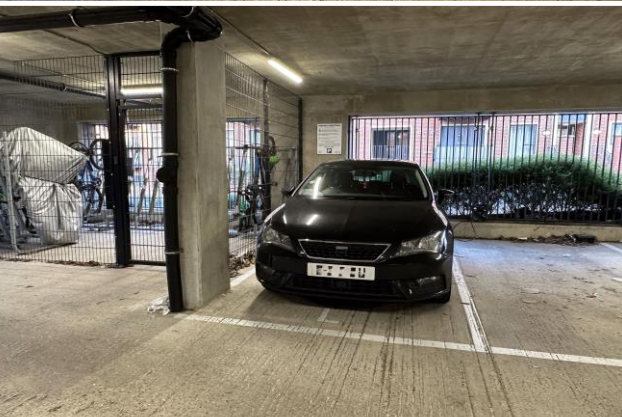
Council Tax: B

Remaining Lease Length: 148 years

Management charge: £995 per annum

Ground Rent: £230 per annum





**Approximate total area<sup>(1)</sup>**

655.63 ft<sup>2</sup>  
60.91 m<sup>2</sup>

**Balconies and terraces**

42.73 ft<sup>2</sup>  
3.97 m<sup>2</sup>

(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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