



**Keegan White**  
ESTATE AGENTS

11 Maitland Drive | £210,000

## 11 Maitland Drive | High Wycombe | HP13 5BP

- Excellent Location
- 89 Year Lease
- Allocated Parking
- Large Living Room
- Re-Fitted Kitchen
- No Onward Chain

Accessed via an external staircase, the apartment's private front door opens into an entrance hallway that gives access to all rooms, with loft access and a cupboard housing the immersion heater for hot water. Both bedrooms are doubles and have timber casement windows to rear aspect. The bathroom has half tiled walls and provides a panel bath with overhead shower and shower screen, hand basin, and WC. The living room is generous in its proportion, providing plenty of room for a sofa suites and dining table, with wood casement windows to front aspect. The refitted kitchen has plenty of storage units above and below composite worktop that has contemporary white tile splashback, a 1 1/2 stainless steel sink and drainer, electric oven & hob with overhead extractor fan. The washing machine and fridge freezer may be included in the sale subject to offer negotiations. A new owner is likely to want to re-carpet and re-decorate the property. Externally, there are communal gardens and allocated car parking for one car.

Maitland Drive is a no through road that is located off Hamilton Road, one of High Wycombe's premier Roads which runs up to the Royal Grammar School to the north, and the town centre to the south. It ideally positioned to enjoy all the benefits and amenities on offer in the town, including a wide range of retail, hospitality, dining and entertainment venues including the Eden Shopping Centre, the Swan Theatre, and the mainline railway station that has fast trains to London Marylebone in under 1/2 an hour. High Wycombe is well located for road commuters as well as rail, with Junctions 3 & 4 of the M40 within a short drive.

### Additional Information:

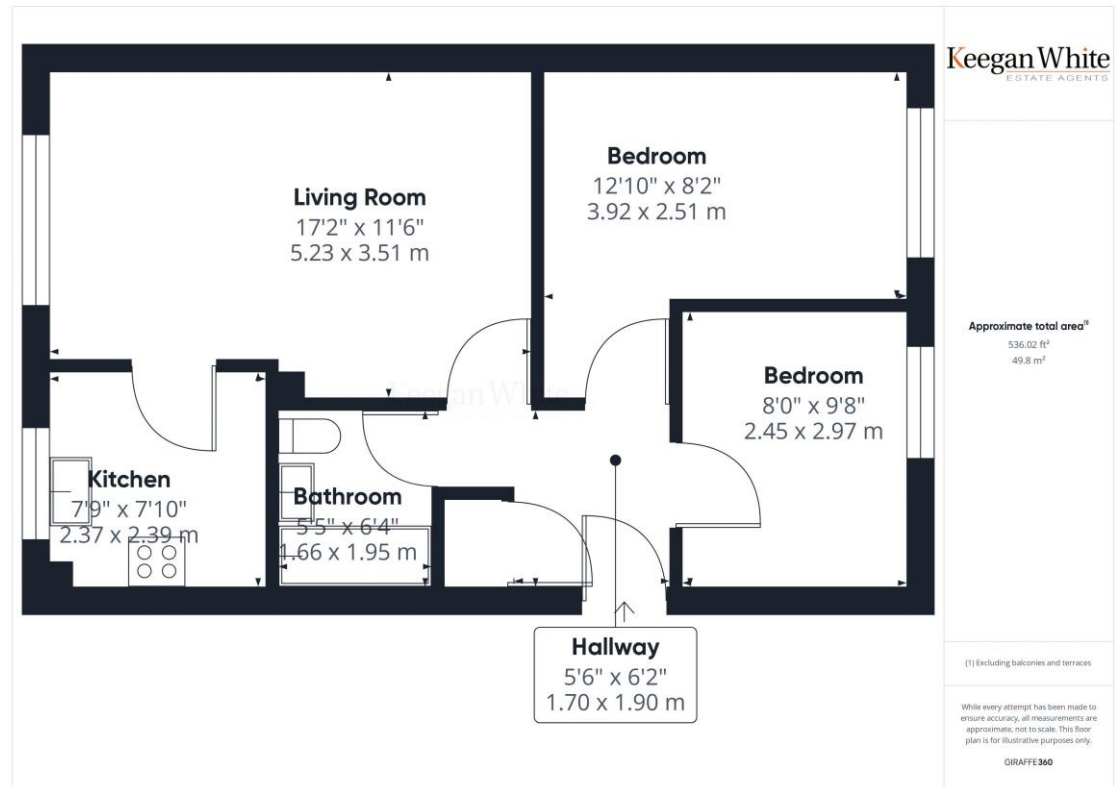
Lease term remaining: 89 years.

Council Tax band: C.

Energy Performance rating: TBC.

Ground rent: £160 per annum.

Service charge: £83.38 pcm.



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