



**Keegan White**  
ESTATE AGENTS

30 Kaybridge Close | £235,000



## Features

- Two Bedrooms
- Lounge/Diner with Garden Views
- Small Block of 4 Flats
- Communal Gardens
- Double Glazing
- Loft

Introducing this two bedroom flat, situated in a small block of four properties and located to the rear of the development, within easy access to local transport links and amenities.

Accessed via the communal front door into the building, with stairs to the first floor. The front door opens into a hallway with doors providing independent access to all rooms and a storage cupboard. The living/dining room is on the left of the hall, with a window letting in lots of natural light and overlooks the communal gardens. Next to this is a large master bedroom with space for a super king sized bed, wardrobes and chest of drawers. The family bathroom includes a three piece white suite comprising of: toilet, bath and basin with

a window and extractor fan. The kitchen overlooks to communal gardens to the front and includes; above and below counter units, an integrated oven, hob, extractor fan, and stainless steel sink with mixer tap and drainer and space for a washing machine and fridge/freezer. The second bedroom will comfortably include a bed, desk and wardrobe. The property also benefits from a loft which spans the property. Outside there are well managed communal gardens laid predominantly to lawn planted with shrubs. The property has benefitted from redecoration throughout.



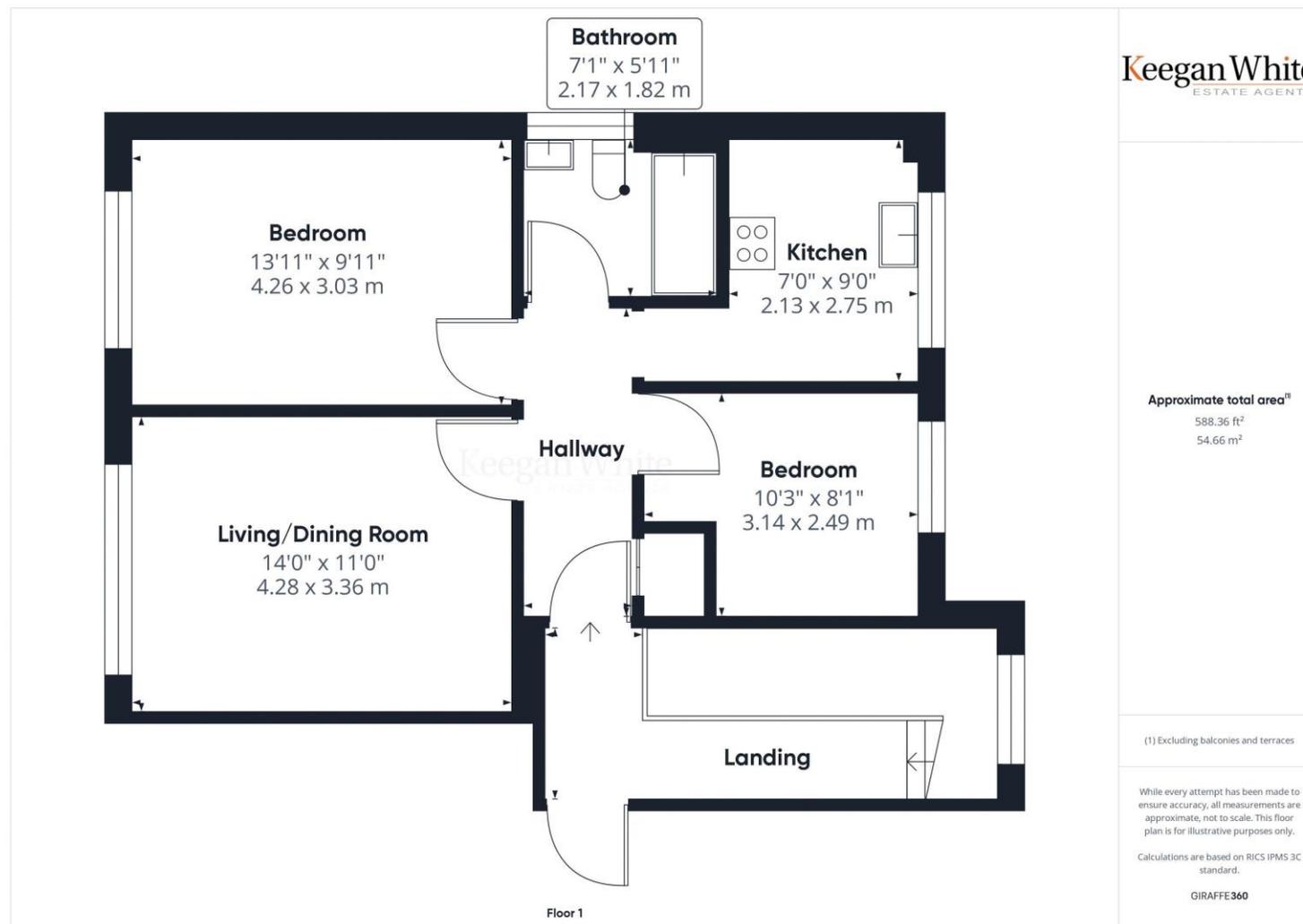
This property is located to the east side of High Wycombe in a small development with plenty of local amenities surrounding it. Ryemead Retail Park is within a short walk and offers a range of retail outlets including a Marks and Spencers Simply Food, Pizza Hut and a fitness centre. High Wycombe is a vibrant town with a comprehensive shopping centre, the Swan theatre and mainline railway station which offers a link to London Marylebone in under 25 minutes and Junction 3 of the M40 is a 5 minute drive.

Property information ( to be verified by your solicitor)  
EPC Rating: D  
Council Tax: C  
Remaining Lease: 90 years  
Service Charge: £130 per month  
Ground Rent: £249 per annum



Keegan White  
ESTATE AGENTS

Keegan White  
ESTATE AGENTS



These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ  
Tel: 01494 417007  
Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS