



Keegan White
ESTATE AGENTS

8 Vaughan House | £260,000



Features

- Ground Floor
- Patio Garden
- 110 Year Lease
- Bathroom + Ensuite
- Modern Throughout
- Security Gated Car Parking

The communal front door to the south side of Vaughan House opens into the communal entrance lobby, where the apartment can then be found on the ground floor. The apartment's private front door opens into a hallway that gives access to all rooms and has a convenient storage cupboard. The living room is of a good size, with south facing window and patio doors that lead out to the patio garden. An archway opens into the modern fitted kitchen that has a range of storage units and appliances, as well as the combination boiler that provides the hot water and heating to radiators. The

modern bathroom suite has a panel bath with overhead shower, shower screen, WC and hand basin. The master bedroom with window to side aspect is well proportioned and has built in wardrobes, as well as an ensuite shower room. Adjacent to this is the second double bedroom and has a window to rear aspect.

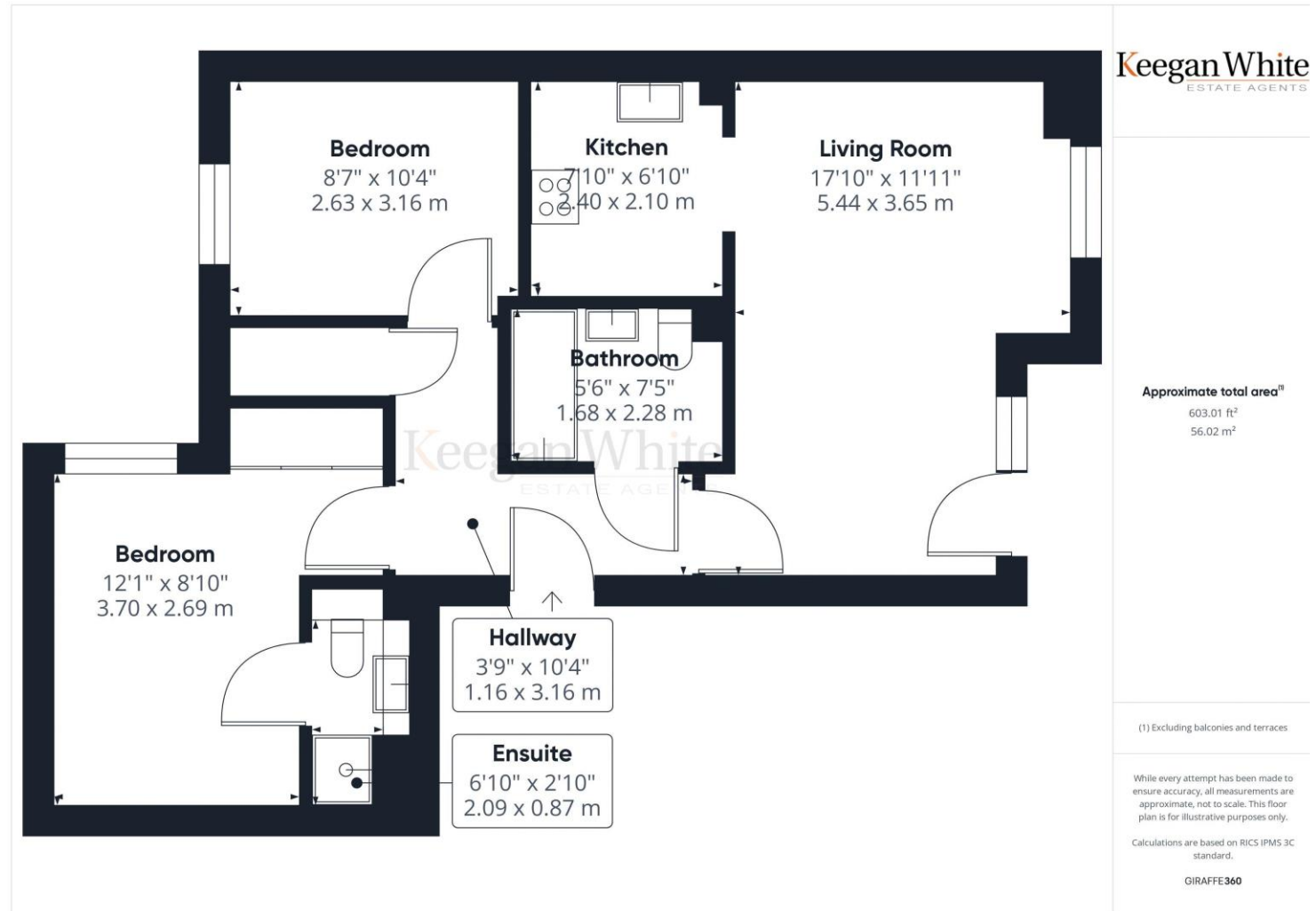
Externally, the property has gated allocated car parking and visitor permits, along with communal gardens, and a sheltered bicycle store.



Handy Cross is to the south of High Wycombe's town centre and is an area that has been subject to great investment in recent years with the addition of the huge sports & leisure centre, hotel and a Waitrose supermarket. A cinema complex, John Lewis, Asda and other facilities are also within close proximity. There are park & ride facilities within a short walk that takes commuters into the town centre and railway station. High Wycombe has a wide range of shopping, leisure and hospitality facilities to suit all, with the Eden Centre at the heart of it. The railway station is operated by the reliable Chiltern Railways with

services on fast trains to London Marylebone in a little under 30 minutes. For road commuters, the M40's Junction 4 is a moment's drive away, linking to the M25 & London Heathrow Airport. Additional Information - Council Tax Band: C. EPC Rating: B(82). Lease length: circa 110 Years. Service charge: circa £155 per month including buildings insurance. Ground rent: £250 annually.





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