



Keegan White
ESTATE AGENTS

1 Westgate Court | £215,000



Features

- Ground Floor
- Two Bedrooms with fitted storage
- Gas Central Heating
- Double Glazed Windows Throughout
- Open Plan Kitchen / Lounge / Diner
- Communal Gardens and Allocated Parking Space

Introducing this two bedroom ground floor flat in a small block of 5 properties with gas central heating and secure phone entry communal entrance.

On entering through the private front door you come into a triple aspect open plan lounge / diner / kitchen. The L shaped kitchen includes a range of above and below counter units, a stainless steel sink with drainer and space for appliances. The lounge/diner is a good size and includes a large cupboard located in the far corner of the room and a door to the inner hallway. The hallway provides access to; a shower room with white suite inclusive of

basin, toilet and enclosed shower cubicle with storage to the side. A bedroom which comfortably fits a single bed with fitted wardrobe and a double bedroom with fitted storage around the bed space and along the wall. There is also an additional cupboard in the hall, storage is something this property is not lacking in.

Externally there are communal grounds with lawn, shrub and herbaceous borders, an allocated parking space and visitor parking bays.



Gomm Road is east of High Wycombe town centre and over recent years has been the subject of redevelopment and now has Aldi and a local convenience store. Located within a short walk is Ryemead Retail Park, with a Marks & Spencers Simply Food amongst its stores, and a Tesco Express around the corner. Within a moments walk there is access to open parkland and M40 Junction 3 access to the motorway is a five minute drive. Local transport links the town centre and the railway station which has rail access into London Marylebone in under half an hour on the fast trains. High Wycombe itself has transformed over the last fifteen years into popular regional town with the amenities and facilities that are the envy of neighbouring towns. The Eden Centre with

a host of retail shopping, entertainment and hospitality offerings, as well as the outstanding Sports Centre that has a huge range of fitness activities including an Olympic size swimming pool.

Property Information (to be verified by a solicitor)

EPC Rating: C (70)

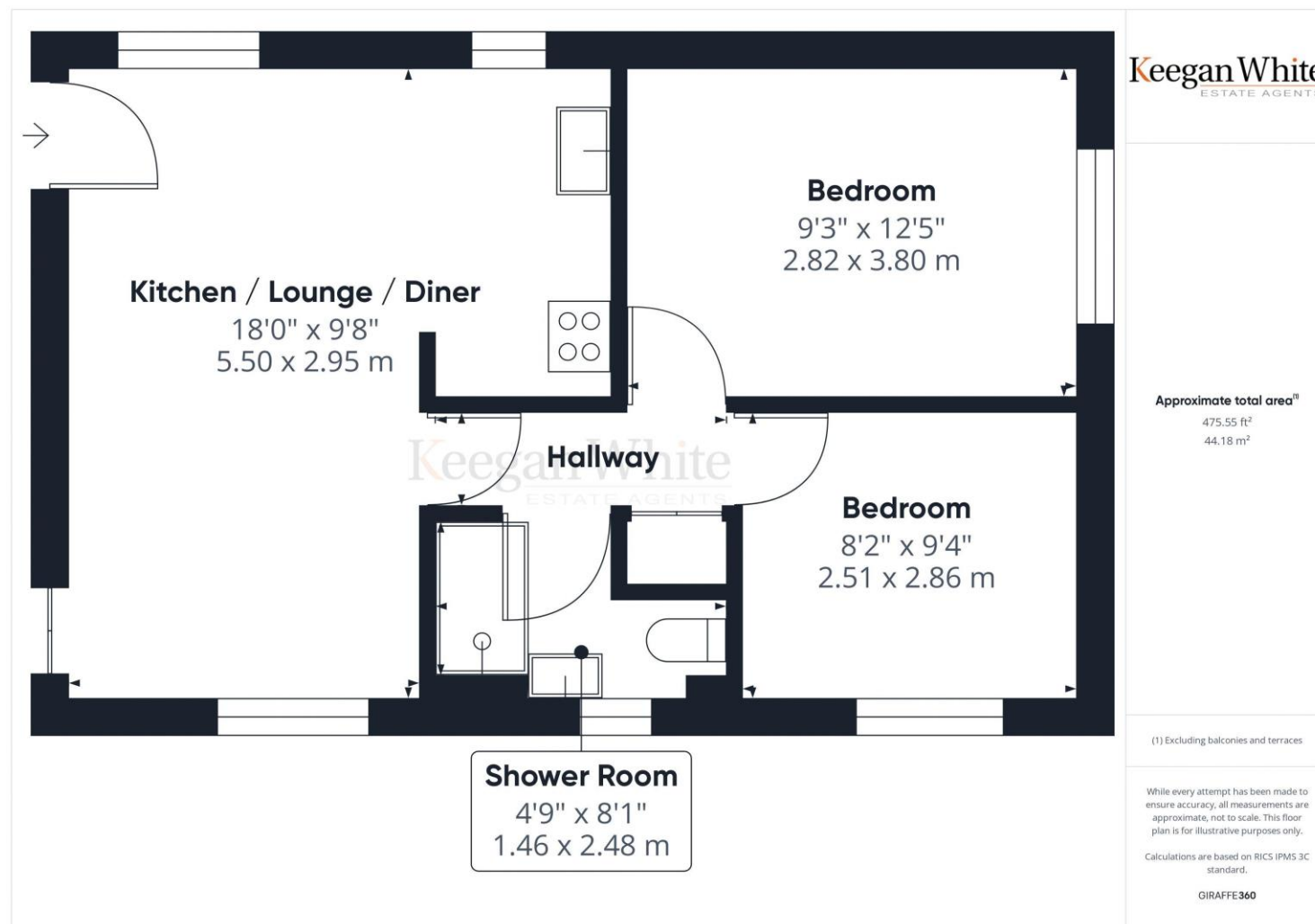
Council Tax Band: C

Remaining term on the lease: 86 years

Ground rent: £80pa

Service Charge: £878.20pa





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