



Keegan White
ESTATE AGENTS

21 Davies Court | £195,000

21 Davies Court | High Wycombe | HP12 3JF

- Leasehold Terrace House
- One Bedroom
- Open Plan Living
- Balcony & Loft
- Bathroom & Guest Cloakroom
- 959 Year Lease

The front door opens into the entrance lobby with stairs rising to the first floor and a doorway that leads into the bedroom. This has window to front aspect, a large walk in wardrobe (see floorplan), under stairs storage and a bathroom comprising of panel bath with overhead shower, WC, and a hand basin. To the first floor is a well proportioned living room that is open plan to the kitchen, with loft access and sliding doors that open onto large the balcony. The kitchen is well appointed with a range of base and eye level storage units, worktop, stove with overhead extractor fan, stainless steel sink and drainer, and a window to front aspect. A doorway opens into an ancillary area where a fridge is currently stored, and the guest cloakroom. Externally, there is allocated parking for one car and additional visitor bays.

Davies Court is located at the far end of Carrington Road, a no through road that is a popular residential area just to the west side of the town centre. The facilities and amenities within High Wycombe are extensive, with The Eden Centre, a huge retail and entertainment complex, at its heart. The Swan Theatre provides excellent cultural entertainment and The Rye Park offers a wealth of leisure and sporting clubs, including an outdoor pool at the lido, netball, bowls, cricket, rugby and more for all to enjoy. The town draws high demand from people relocating to the area from near and far, who seek to take advantage of the quality schooling and the commuting opportunities. The mainline railway station offers regular and reliable services to London Marylebone and the location is ideally situated within a short drive of Junction 4 of the M40 giving access to Oxford, London, the M25 network and London Heathrow Airport.

Additional Information: Lease Length: 959 Years Service. Charge: £1,500 per annum. Ground Rent: £25 per annum. Council Tax band: B. Energy Performance Rating: C (74)



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