



**Keegan White**  
ESTATE AGENTS

116 The Acorns | £110,000





## Features

- Over 60s Living
- Long Lease Term
- Modern Apartment
- Stairlift (Can Be Removed)
- No Onward Chain
- Close To Amenities

A front door opens into the entrance hall with stairs rising (with a fitted stairlift) to the first floor. The living room is large with separate lounge and dining areas, and windows to front and rear aspects. The kitchen is very modern with a good range of storage units above and below the worktop, integrated fridge freezer, electric hob and oven, and windows to rear aspect. The bathroom has been refurbished in recent years, now providing a large shower cubicle, WC, and a hand basin with vanity cupboard below. There is also a window to side aspect, and a heated chrome towel rail.

Finally, there are two double bedrooms, one with windows to front and the other with windows to rear.

Externally, there is allocated parking for one car, and beautifully maintained communal gardens to be enjoyed. There is a separate building for use by all the residents, which includes a large communal day room, a kitchen, show room, launderette, and even a spare guest bedroom for any visit that may need to overnight.



Located at the end of Lansdown Way, the apartment is to the south side of High Wycombe, about 1.5 miles from the town centre. The property is also situated within a short walk of the new Costa, Next, Empire Cinema and both Waitrose and Asda are a short drive away. Similarly, within a 2 minute drive is Junction 4 of the M40 motorway offering convenient travel into London to the east, or Oxford to the west. Local bus services provide frequent transportation to the Train station, as well as to neighbouring towns such as Marlow and Maidenhead. The town itself has extensive retail shopping, restaurants, and leisure facilities for all, with bowls and cricket clubs at Rye Park and the new Sports Centre at Handy Cross provides

facilities for people of all ages, including the Olympic sized swimming pool. Leasehold information to be verified by solicitors: Length of lease remaining 985. Service, maintenance and ground rent circa £161 per month.

Additional Information:

Lease Term Remaining 961 years

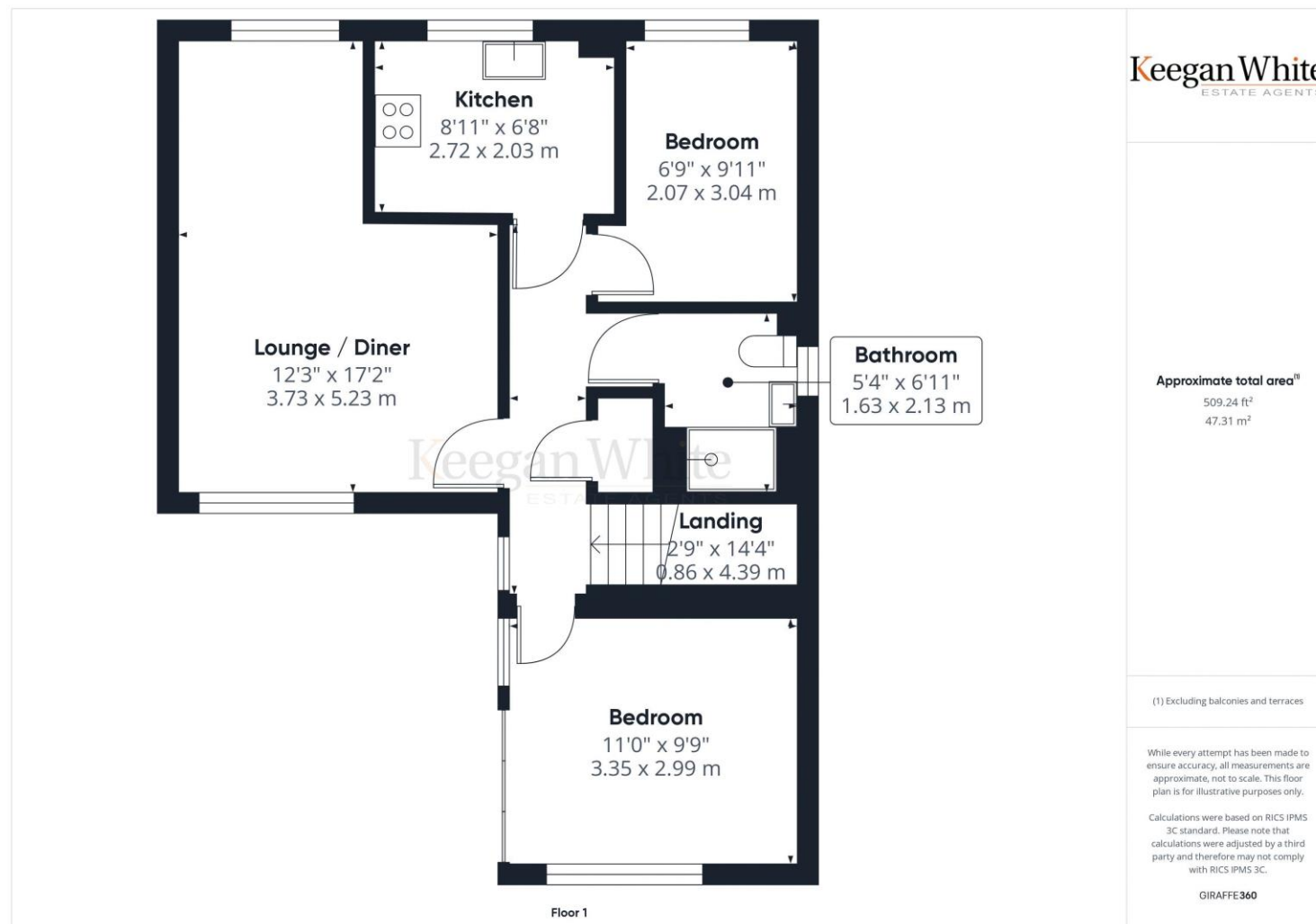
Service Charge: circa £2,300pa

Energy Performance Rating: E (53)

Please note that there is a levee applied to the vendor when the property is sold which equates to 1.5% of the original purchase price for each year owned.







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