



Keegan White
ESTATE AGENTS

12 Edmunds Gardens | £220,000



Features

- Share of Freehold
- No Onward Chain
- Long 993 Year Lease
- Two Double Bedrooms
- Direct Access
- Close to M40 Junction 4

Although most will access via the patio doors, there is a communal front door with an entryphone system that leads into the shared entrance hall. A short flight of stairs leads upwards where the apartments main door is located. This opens into a hallway that gives access to all rooms. The sitting room is bright with the patio doors that lead out to the gardens and the front of the building. The kitchen is of a good size with a good range of base and eye level storage units, fridge freezer, electric oven and hob, and

a window to front aspect. Both bedrooms provide sufficient space for double beds and are serviced by the modern family bathroom which comprises of a white three piece suite.

Outside there is off street communal parking and this attractive development has surrounding landscaped gardens that are predominantly laid to lawn and surrounded by mature trees.



Edmunds Gardens is a quiet residential area with no through traffic, located approximately 1.5 miles to the south west of High Wycombe's town centre. Within a similar distance is Junction 4 of the M40 motorway which is ideal for commuters needing access to London, Heathrow Airport and the M25, for example. Similarly, the Chiltern Railways provides rapid access into London Marylebone in under half an hour on the fast trains. High Wycombe is a vibrant, historic market town with an expanse of shopping, bars & restaurants, cinema & bowling in the centre, as well as the ever popular Swan Theatre. For the outdoor and sporting enthusiasts, there are a host of outdoor

leisure activities across the Rye Park and the state-of-the-art sports complex at Handy Cross.

Additional Information:

EPC rating: D (63).

Council tax band C.

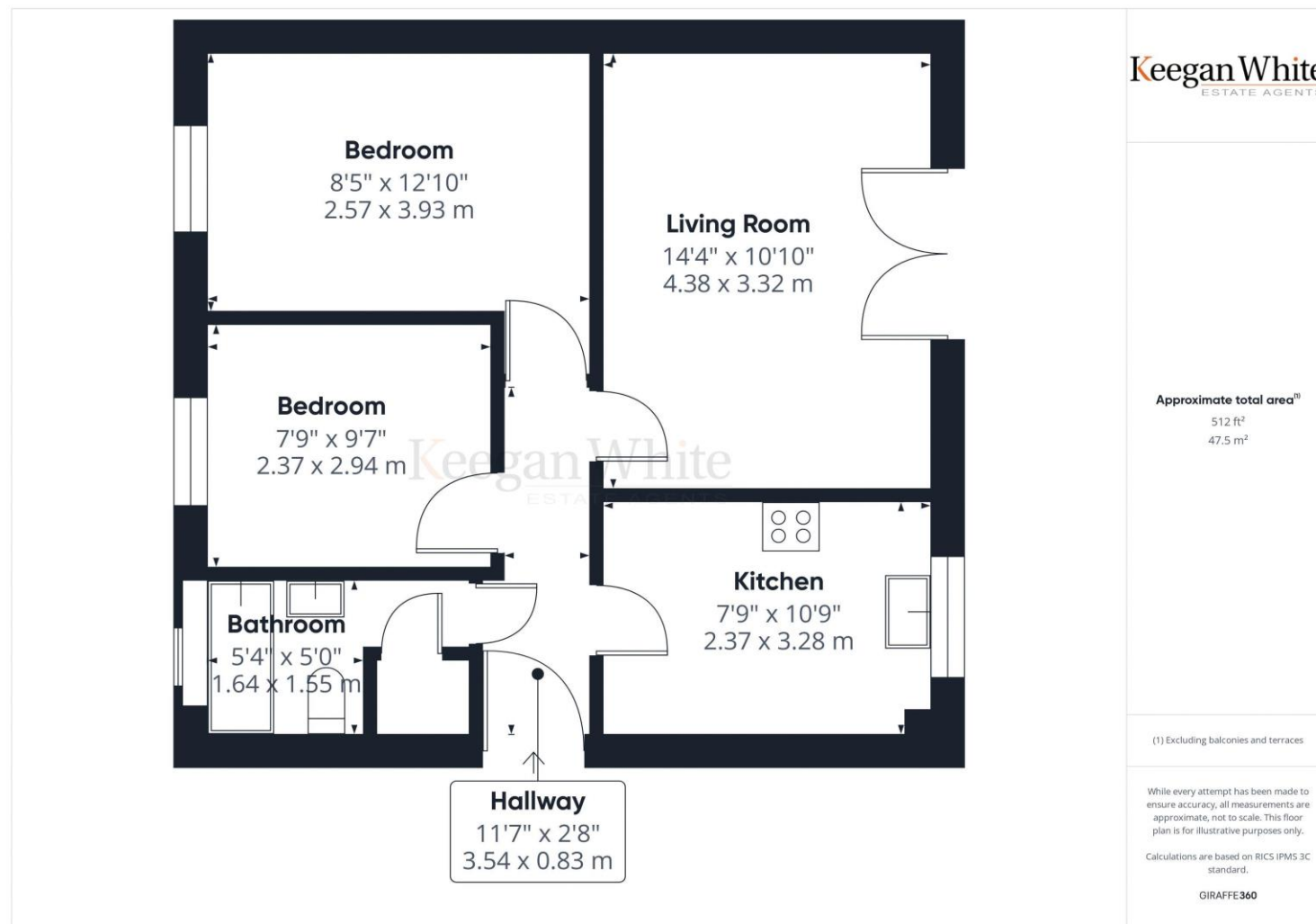
Tenure: Leasehold with share of Freehold.

Lease length 993 years from inception.

No ground rent.

Service charge circa £130 per calendar month.





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