



Keegan White
ESTATE AGENTS

1 Margarets Court | £210,000



Features

- Share of Freehold
- Walking Distance to Town Centre
- Open Plan Living / Kitchen Area
- One Bedroom
- Bathroom with Window
- Parking Space

Introducing this one bedroom share of freehold ground floor flat, ideally located within walking distance of the town centre, train station and local amenities.

The communal front door located at the front of the property opens into a small communal hall, where the private front door is found on the left hand side. The front door opens into an open plan living room with bay window and galley kitchen situated at the rear. The kitchen is newly fitted with a range of below and above counter units, space for a washing machine,

integrated appliances; dishwasher and fridge/freezer, oven, hob and extractor over. Beyond the kitchen is the inner hall with storage cupboard and doors to; a bathroom with basin, toilet and bath with shower over and a double bedroom with hot water tank in a large cupboard.

The property includes electric heating, communal gardens and a car park at the rear, where there is an allocated space.



The Pinions Road area lies just to the east of High Wycombe's town centre and is within level walking distance of the railway station and the picturesque Rye Park which is home to the Rye Lido and many other out door leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks and Spencer's Simply Food and within 5 minutes walk is a Lidl, Wenzel's, Starbucks and local renowned cafe (Bees Knees). The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and an outstanding new sports centre with its Olympic sized swimming pool, a rock climbing wall for the brave, as well as many other amenities. Two key reasons for people moving to High Wycombe are the schools

and the commuter benefits, with fast trains to Marylebone in under half an hour and for road users, Junctions 3 & 4 of the M40 are a short drive away, with the M25 and London Heathrow Airport just beyond.

Additional information (to be verified by a solicitor)

Energy Performance Rating: E (41)

Council Tax band: B

Share of Freehold

Service Charge: £1,863 per annum

Ground Rent: £0 per annum





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