



Keegan White
ESTATE AGENTS

15 Springwater Mill | £325,000



Features

- Tranquil Setting
- Three Bedrooms
- Bathroom & Ensuite
- Parking x 2 cars
- Gas Central Heating
- No Onward Chain

Accessed from the rear, a communal front door has stairs rising to the first floor, where the front door to this duplex apartment opens into the large living room. This has a window to rear aspect, a cloaks cupboard, feature fireplace, stairs rising to the second floor, and a wide serving hatch to the kitchen. The kitchen itself is well fitted with gas hob, overhead extra fan and oven below, along with plumbing for a washing machine, space for fridge freezer, a range of storage units above and below the worktop, a stainless steel sink and drainer, with window to side aspect. A corridor with an airing cupboard leads through to two bedrooms, one of which has built

in wardrobes, and a three piece bathroom suite that includes an Aqualisa shower. To the second floor is another bedroom that has eaves storage, window to rear, and an ensuite shower room.

Externally, there is a wonderful communal garden, with patio dining areas and lawn. From here there are two separate external staircases, one leading down to a gymnasium, and the other to a communal garage area, where the apartment has an allocated bay, with an additional bay outside. There's even a communal tumble dryer!



Tucked away at the far end of Bassetsbury Lane, Springwater Mill has a rural feel with its woodland setting even though it is under two miles from the town centre. With the Rye Park to the east, and Kingsmead Park to the west, there are a host of outdoor activities and clubs for fitness enthusiasts. High Wycombe offers extensive facilities including the Eden shopping & entertainment complex, the Wycombe Swan Theatre and the ultra-contemporary Sports and Leisure Centre at Handy Cross. Originally a market town, High Wycombe has benefited from significant public and private investment over recent years and has become a major regional town. Two of the key reasons for people moving to the area are for its commuter benefits, with the fast trains

reaching Marylebone in under half an hour, and popular also with road commuters given the proximity to the M40 & M25. Secondly, the area has a wealth of highly regarded schools, from excellent Ofsted primary schools, to the Wycombe High School for Girls, as well as John Hampden Grammar School and The Royal Grammar School for boys.

Additional Information:

Council Tax: Band D

Energy Performance Rating: EPC

Lease Length Remaining: 88 years

Service Charge: £1,200 pa

Ground Rent: £350 pa





Approx Gross Internal Area
71 sq m / 761 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS