



Keegan White
ESTATE AGENTS

Flat 7 Fourdrinere Court | £267,500



Features

- Share of Freehold
- Two Car Parking Spaces
- Lease Term Over 900 Years
- Bathroom and Ensuite
- Well Presented Throughout
- Gas Central Heating

The communal front door has security video entry system and opens into the main lobby that has stairs rising to upper floors. Located to the top floor the apartment's private front door leads into the hallway that has two storage cupboards, the loft hatch and gives access to all rooms. To the rear is the large living room with large south facing window that overlooks the woods and Kingsmead Park. Adjacent to this is the modern kitchen that has a wide range of storage units, the boiler (last serviced Nov '24), integrated washing machine, dishwasher, oven, gas hob and overhead extractor fan. The family bathroom comprises of a modern white suite

including a vanity unit beneath the handbasin. There are two double bedrooms, with bedroom 1 benefiting from an ensuite shower room that has a window to side aspect. Externally, there is a car park, and this apartment has two allocated bays. The communal gardens are landscaped and have a very appealing feature with the River Wye running across the back of the gardens. Overall, the property is in excellent order throughout and with the key benefits of the share of freehold, two car parking bays, and gas central heating, we feel that the property will make an excellent first time buy, or buy to let investment.



Located on the London Road there are numerous facilities and amenities in close proximity, and is situated between Loudwater to the east and High Wycombe's town centre and railway station to the west. Within a short walk are a number of large outlet stores including Aldi & B&Q, and Kingsmead Park within is just across the road. There are a host of local leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby Club, to name a few. The apartment is excellently located for people who need good commuter access to Junction 3 of the M40, with the M25 and Heathrow Airport just beyond. In addition,

Wycombe's mainline railway station is a short drive away (and on the bus routes) providing fast trains into Marylebone in under half an hour.

Additional Information:

Tenure: Leasehold with share of Freehold.

Lease term remaining: + 900 years.

Energy Performance Rating: EPC C(76).

Ground Rent: £Zero.

Service Charge: £164pcm.





Approx Gross Internal Area
65 sq m / 700 sq ft



Floorplan

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.

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