



Keegan White
ESTATE AGENTS

5 Sumner House | Mendy Street £175,000

5 Sumner House | Mendy Street | High Wycombe | HP11 2FF

- Town Centre Location
- Immaculately Presented
- Gated Car Parking
- Video Entry System
- Contemporary Kitchen
- 116 Year Leasehold

There are a few steps up to the communal front door that gains access to the main lobby. There is a lift here that goes down to the car park where there is an allocated parking bay for one car, and secondary doors leads from the lobby through to the apartment's private front door. A central corridor gives access to all room and has a storage cupboard. The open plan kitchen living room is of a good size and has a window to side aspect. The kitchen is well appointed with integral appliances including washing machine, slimline dishwasher, oven, hob, extractor fan, and fridge freezer. The shower room is contemporary with a large shower cubicle, WC, handbasin with vanity storage unit below, heated chrome towel rail and extractor fan. The bedroom is a large double with window to side aspect and fitted wardrobes. Overall the property is in excellent condition and will make an ideal first time buy, or investment purchase.

Mendy Street is located adjacent to the Eden Centre, in the heart of the town. High Wycombe is a bustling market town with a lively atmosphere, providing a wide range of shops, restaurants and activities to experience and enjoy. Within the town centre are a host of amenities, including retail shops, a cinema & bowling complex, a wide range of bars, restaurants and hotels, hospital, the Swan Theatre, and Bucks New University. High Wycombe is a key commuter town with the railway station with around a 10 minute walk, whereby residents can be in London Marylebone in less than half an hour via Chiltern Railways fast trains. Similarly the location is ideal for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25, M4 and Heathrow Airport.

Additional Information:

Council Tax Band - B.

EPC Rating - D (62).

Leasehold information to be verified by solicitor:

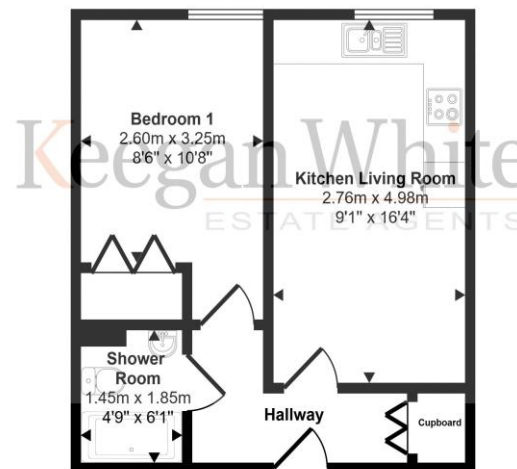
Remaining Lease length - 116 years.

Service Charge - £2,200pa.

Ground rent - £330pa.



Approx Gross Internal Area
33 sq m / 358 sq ft



Floorplan

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