



Flat 2, Swains House Swains Lane, Flackwell Heath

£260,000





## Flat 2

Swains House Swains Lane, High Wycombe

A well presented and very spacious first floor apartment set in the heart of the village centre. Entrance hall, Cloakroom, Double bedroom with en suite bathroom/shower room, Fitted kitchen/breakfast room, Sitting room, Gas central heating, Parking available, Communal gardens. NO CHAIN.

Tenure: Leasehold







#### **Entrance hall**

Radiator, security entry phone, airing cupboard housing foam clad hot water cylinder fitted with immersion and shelved storage, coving

#### **Cloakroom**

Low level W.C., wash hand basin, part tiled walls

#### **Sitting room**

Radiator, inset fireplace with gas point, TV point, inset spotlights, velux window, window to rear, mezzanine level with access to loft storage area

#### **Kitchen/Breakfast room**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, Fitted Stoves oven and Bosch four ring induction hob with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for table, radiator, velux window to rear

#### **Bedroom**

Radiator, range of built in wardrobes, inset spotlights, dimmer switch, telephone point, coving

#### **En suite Bathroom/Shower room**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, shower cubicle housing Mira shower unit, radiator, tiled walls, inset spotlights

#### **Parking**

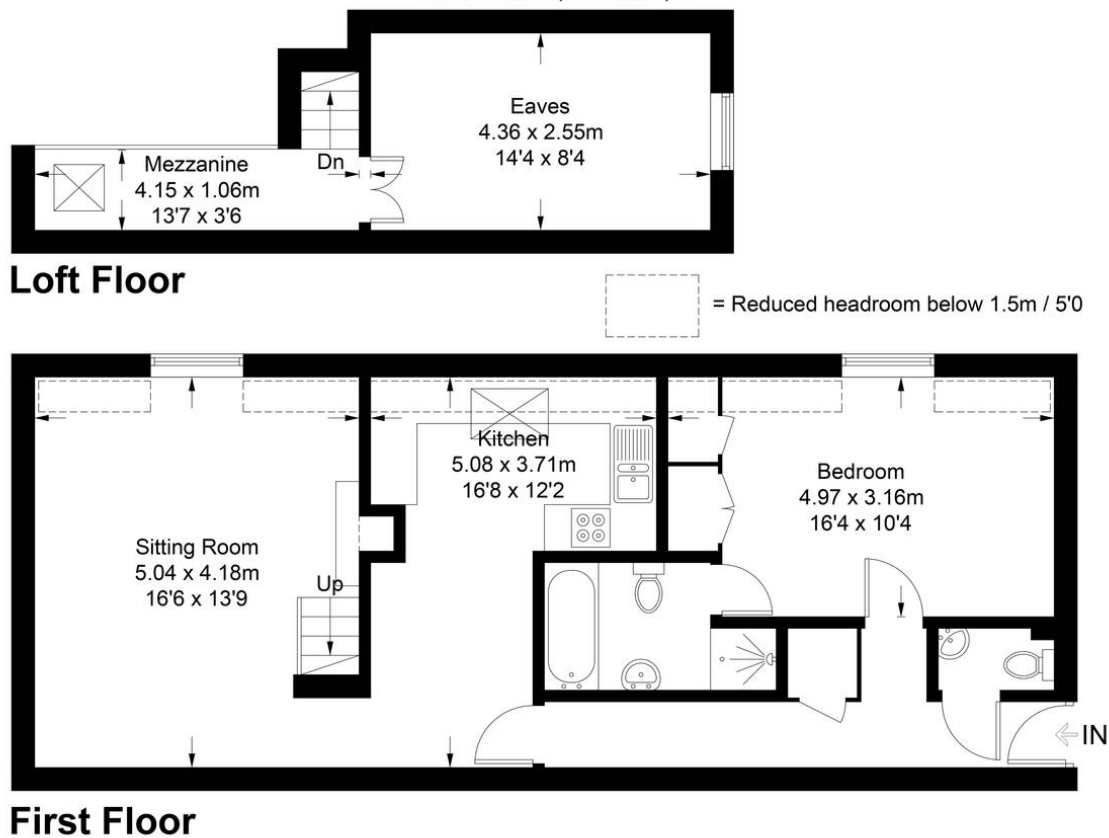
Residents parking is available to the rear of the property

#### **Communal gardens**

There is an enclosed communal garden which is shared between three flats. Agents note- internal photos were taken in 2020.



Approximate Gross Internal Area  
First Floor = 66.8 sq m / 719 sq ft  
Loft Floor = 16.7 sq m / 180 sq ft (Including Eaves)  
Total = 83.5 sq m / 899 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

[flackwellheath@robertsonsestateagents.co.uk](mailto:flackwellheath@robertsonsestateagents.co.uk)

[www.robertsonsestateagents.co.uk](http://www.robertsonsestateagents.co.uk)



**Robertsons**