Keegan White
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26 Grange Drive | Offers in Excess of £260,000

Features

- Top Floor Apartment
- South Facing Balcony
- Bathroom & Ensuite
- Large Floor Area
- Beautifully Presented
- Allocated Car Parking

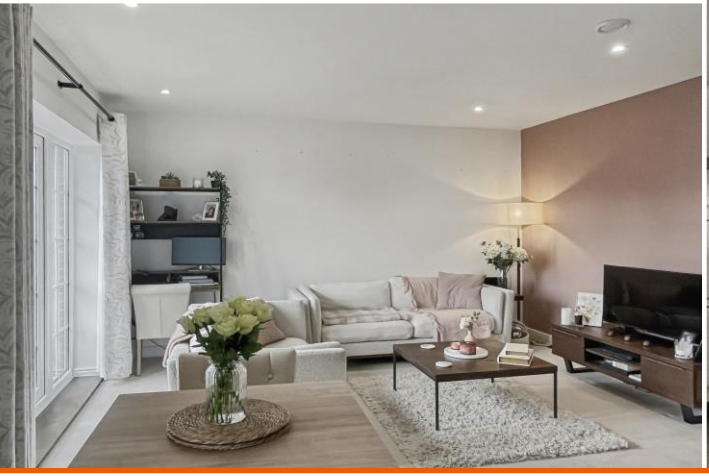
The communal entrance with security entry phone system serves just two properties in the building and leads into an entrance lobby that has stairs to the upper floors. Located on the top floor, the private front door opens into the hallway that has the loft access, cloaks cupboard and gives access to the remainder of the accommodation. Entering into the bright main living area, there is immediately a sense of space, with sufficient room for a large sofa suite and a dining table, with the patio doors that lead onto the south facing balcony. The kitchen is well appointed with integrated kitchen appliances including fridge freezer, dishwasher, washing machine, oven, gas hob, and overhead extractor fan. There is plenty of storage above and below the worktop that has an inset stainless steel sink and drainer located in front of the window. Both bedrooms are doubles, with the master bedroom having an ensuite shower room. The family bathroom has window to front aspect and is fitted with a panel bath with overhead shower, WC, and handbasin.

Externally, there is allocated parking for one car with additional visitor bays. Kingshill Grange has several outside play areas and a field for the children to burn off some energy!

Located to the north of High Wycombe, Kingshill Grange forms a link to the villages to the north side of High Wycombe which offer plenty of local facilities and open land. High Wycombe town centre is just to the South and offers a greater range of amenities including the Eden Shopping centre, Swan Theatre, many pubs, restaurants and coffee shops as well as a cinema and bowling alley. The mainline railway station links London Marylebone in under 25 minutes. Junctions 3 and 4 access to the M40 are a 12 minute drive. Kingshill Grange combines the beauty of the villages with the convenience of the town.

Additional Information to be verified by solicitor:

Council Tax: Band C.
Energy Performance Rating: EPC C (79)
Lease Term Remaining: 109 years
Service Charge: £239 pcm.
Ground Rent: £250 pa.
Gas Central Heating



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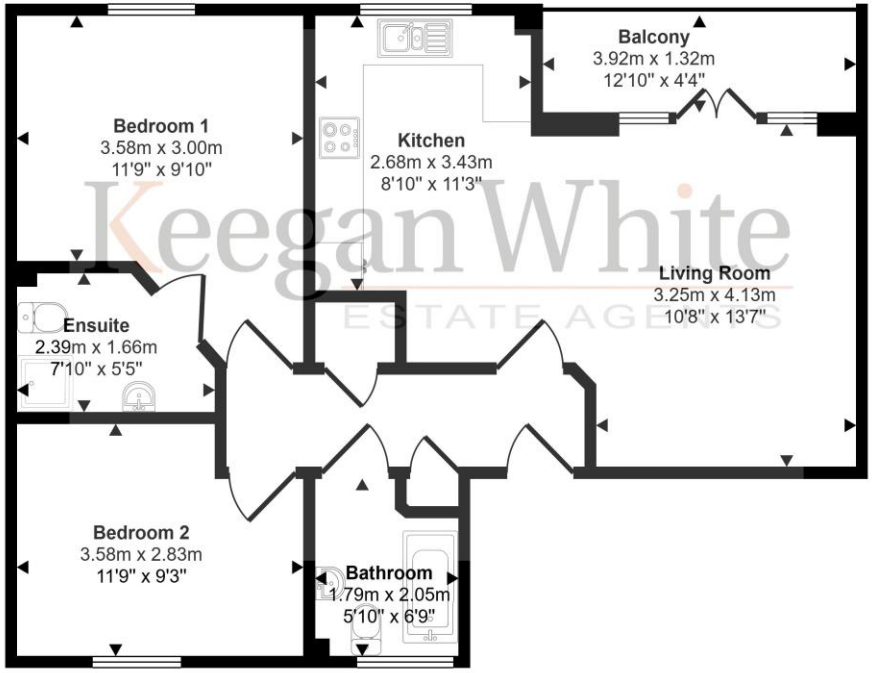
Approx Gross Internal Area
65 sq m / 696 sq ft



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.

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