Keegan White
ESTATE AGENTS

2 Kingfisher House | £180,000

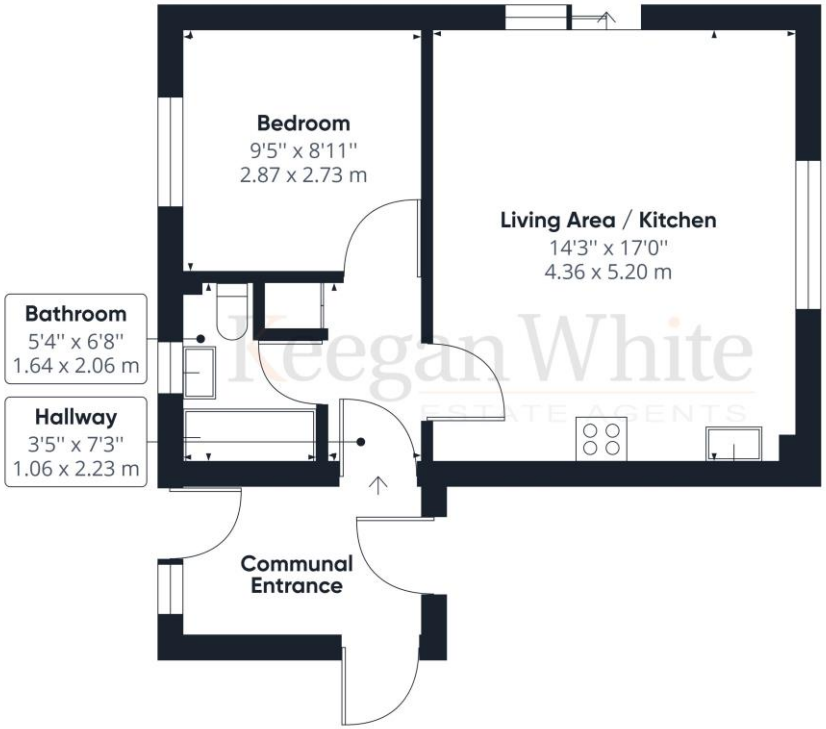
2 Kingfisher House | Ludlow Mews | High Wycombe | HP11 1EH

- Ground Floor Apartment
- Modern Kitchen Living Room
- Patio Garden
- Allocated Parking & Visitor Bays
- Newly Fitted Bathroom
- Lease Has Circa 100 Years Remaining

Approached by steps from the parking area, a communal front door opens into the bright communal hallway where the apartment is located to the rear. The apartment's front door leads to the entrance hall with access to all rooms and offers a storage cupboard housing the water tank and a security entryphone. The recently refitted bathroom has fully tiled walls, bath with rain shower over, vanity basin and low level WC. The bedroom has a window to the rear. The open plan kitchen / living room offers a kitchen area with part tiled walls, fitted wall and base units, oven and hob, space for washing machine, slimline dishwasher and fridge/freezer. The living area is spacious with a large front facing box bay window and sliding patio doors leading to a private patio with access to communal gardens. Other benefits include UPVC double glazing, electric heating, allocated parking and visitor parking.

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is Kingsmead Park and not far from Rye Mead, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station that have fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.

Additional details to be verified by a solicitor:
Council Tax: Band B.
Energy Performance Rating: EPC D (57).
Lease Term Remaining: Circa 101 years.
Service Charge: £1,040,18 per annum.
Ground Rent: £170 per annum.



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