



Keegan White
ESTATE AGENTS

3A Cross Court | £200,000

3A Cross Court | Downley | HP13 5UW

- No Onward Chain
- Convenient Location
- Three Bedrooms
- Refurbishment Project
- 62 Year Lease
- Double Glazed Windows

A pedestrian gate opens onto a small roof terrace where there is a storage cupboard and the front door that leads into the hallway. The kitchen has window to rear aspect, and the 'L' shaped Lounge/diner has two windows to the front. To the first floor there are two double bedrooms that have fitted wardrobes, a single bedroom and the bathroom that comprises of a three piece suite. Whilst we understand there is gas to the property, there is no central heating and parking is on street.

Cross Court is located in Downley, a village to the west of High Wycombe's town centre. The property is situated above shops and is within walking distance of other local amenities, including the well regarded Downley and Disraeli Schools, and Downley Common which forms part of a designated Area of Outstanding Natural Beauty, with miles of open countryside walks. High Wycombe has a vast array of facilities and is an area that people locate to to benefit from the commuting and schooling opportunities.

Additional Information:

Full refurbishment is required

Lease Term Remaining: 62 years

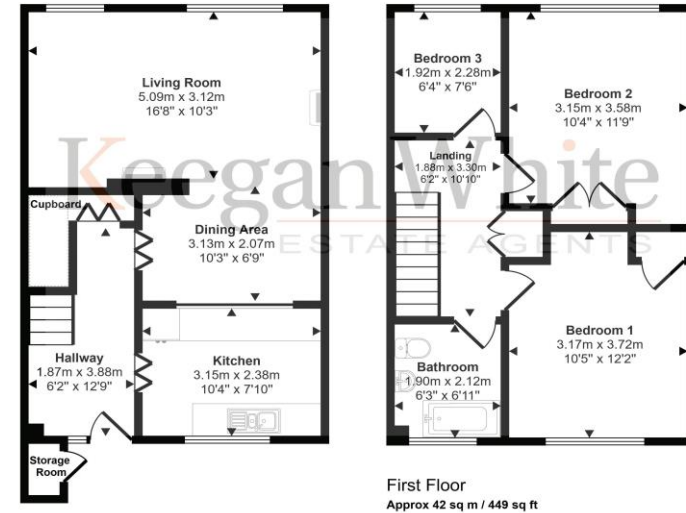
No Service Charge, just Buildings Insurance: £675 per annum

Ground Rent: £50 per annum

Energy Performance Efficiency: EPC E (45)



Approx Gross Internal Area
83 sq m / 890 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

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.

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