



Keegan White
ESTATE AGENTS

5, Strata House | £280,000



Features

- No Onward Chain
- Excellent Condition
- Two Bathrooms
- Great Location
- Well Kept Communal Areas
- Balcony

Offered to the market with no onward chain, this is a superbly presented two bedroom and two bathroom apartment with a balcony positioned close to West Wycombe which would be ideal for a first-time buyer or those wanting to downsize. The apartment has been very well maintained by the current owners who have had it since it was built. The well sized bathroom has a bath, whilst the ensuite has a spacious shower. The communal areas feel like those of an expensive hotel and can't help but entice you to want to stay.

There are two storage cupboards in the hallway, one of which at present conveniently houses the tumble dryer and microwave. The washing machine is in the kitchen area. The living area is a good size and opens out onto the balcony where there is room for a table and chairs. The town centre and West Wycombe village are virtually equidistant from the apartment. It has a parking space behind the development and visitor parking spaces too.



West Wycombe Road has frequent buses into the town centre with its mainline railway station, that has fast trains on the Chiltern Line taking less than half an hour to get into London Marylebone. The town benefits from a wide range of retail shopping, leisure and hospitality venues to suit everyone's needs, including the Eden Centre, and the excellent Swan Theatre. The town has a host of clubs and societies, with a sports & leisure centre at Handy Cross. To the north is the popular Chiltern village of Downley; to the west is the famous St Lawrence Church with its golden ball at the top of it and the Wycombe Caves below. The idyllic historic village of West Wycombe is village is

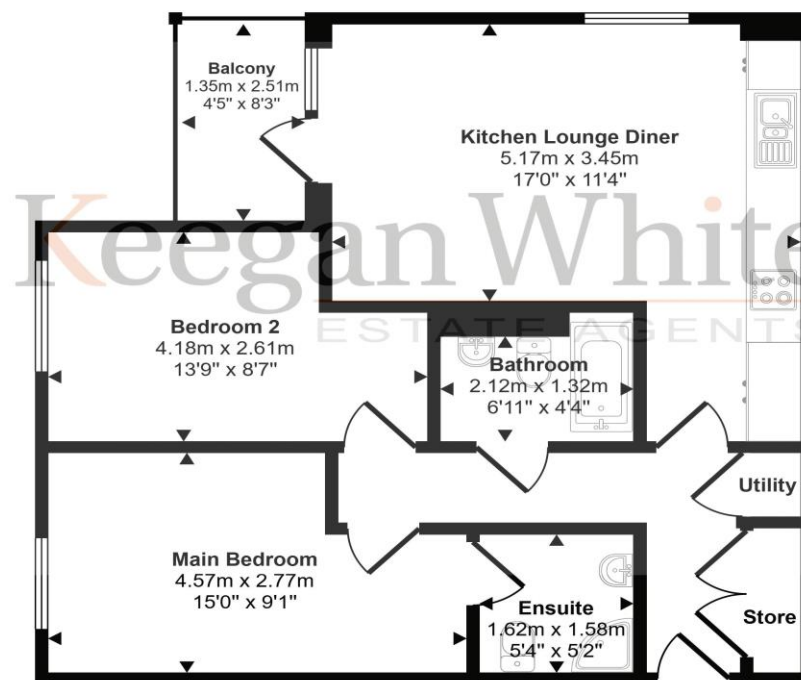
within walk distance along with miles of Chiltern countryside walks. High Wycombe has always drawn people from far and wide who look to take advantage of its excellent commuting opportunities by rail as mentioned and by road with both Junctions 3 and 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the Royal Grammar School and John Hampden Grammar School for boys.

Additional information (to be verified by a solicitor):
 EPC rating: B (83) Council Tax Band: C Lease length: 115 years
 Service Charge: £1318.55 per annum Ground Rent: £360 per annum





Approx Gross Internal Area
60 sq m / 641 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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