



Keegan White
ESTATE AGENTS

Flat 4, Penhurst House | £220,000

Flat 4, Penhurst House | Sierra Road | High Wycombe | HP11 1GY

- Immaculate Presentation
- Long Lease Remaining - 984 Years
- Private Patio
- Allocated Parking Space
- Private Entrance
- Cared For And Popular Development

Penhurst House is a delightful and well located one bedroom ground floor apartment within a popular and well-maintained development. There are pleasant strolls virtually on the doorstep for humans and four-legged friends and an M&S foodhall is only a short walk away. It has been exceptionally looked after by the current owner and has a small patio terrace just off the main living space. There is a well sized bedroom with built-in wardrobe, spacious bathroom with a bath and storage in the hall which houses the boiler and washing machine. There is a back and front communal entrance as well as a separate door from the lounge to the outside area and an allocated parking space that can be seen from the apartment.

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 the Rye Park to the west and Kingsmead Park to the east, 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 information:

Council Tax Band: B

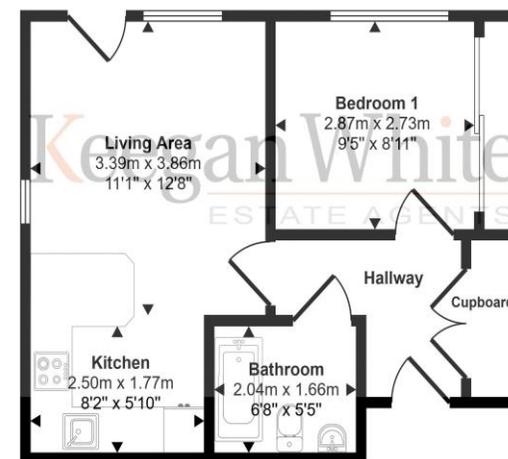
EPC Rating: B

Service Charge: £1200 approximately per annum

Ground Rent: £627.59 per annum



Approx Gross Internal Area
39 sq m / 415 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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