



Keegan White
ESTATE AGENTS

100 The Acorns | Lansdowne Way | £150,000



Features

- No Onward Chain
- Over 60's Only
- Immaculately Presented
- Garden Access
- Modern Kitchen
- Long Lease

Located to the ground floor, a private front door opens into the entrance hallway that gives access to all rooms and has a convenient storage cupboard. The living room is large with windows to front aspect and patio doors to the rear. The kitchen is very modern with a good range of storage units above and below the worktop, fridge freezer, electric hob with extractor fan, oven, microwave, washing machine, tumble dryer, a 1 1/2 stainless steel sink and drainer and windows overlooking the communal

gardens to the rear. The modern bathroom has been refurbished and provides a large shower cubicle, WC, a hand basin, heated chrome towel rail and window to rear. There are two double bedrooms, one with windows to front and the other with windows to rear. Externally, there is allocated parking for one car, and the property has a private terrace that is open to the communal gardens that are beautifully maintained by contractors and residents.



Located at the end of Lansdown Way, the apartment is to the south side of High Wycombe, about 1.5 miles from the town centre. The property is also situated within a short walk of the new Costa, Next, Empire Cinema and both Waitrose and Asda are a short drive away. Similarly, within a 2 minute drive is Junction 4 of the M40 motorway offering convenient travel into London to the east, or Oxford to the west. Local bus services provide frequent transportation to the Train station, as well as to neighbouring towns such as Marlow and Maidenhead. The town itself has extensive retail shopping, restaurants, and leisure facilities for all, with bowls and cricket clubs at

Rye Park and the new Sports Centre at Handy Cross provides facilities for people of all ages, including the Olympic sized swimming pool.

Leasehold information to be verified by solicitors:

Lease Term Remaining 961 years

Service Charge: circa £281.83 pcm / £3,381.96 pa

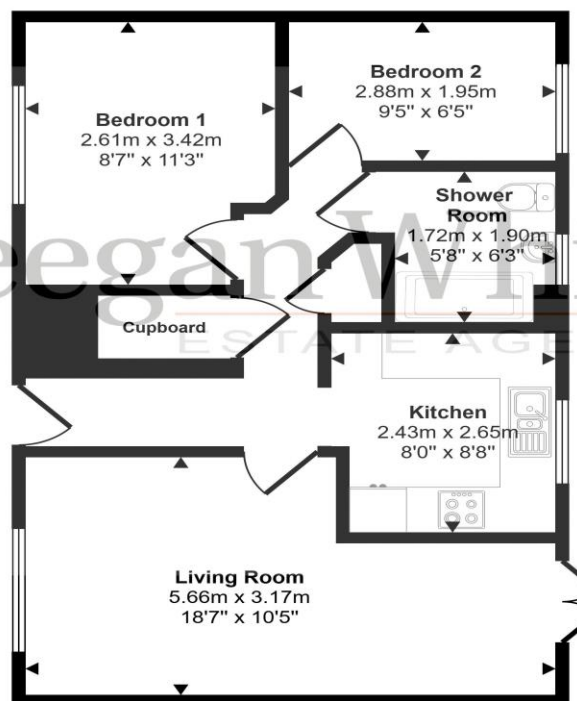
Energy Performance Rating: D (65)

Please note that there is a levey applied to the vendor when the property is sold which equates to 1% of the original purchase price for each year owned.





Approx Gross Internal Area
50 sq m / 534 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.

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

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS