



Keegan White
ESTATE AGENTS

13 Edgecote House | £230,000



Features

- No Onward Chain
- Share Of Freehold
- 999+ Year Lease
- Garage
- Walk to Station
- South Facing Balcony

The front door opens into a lobby that has stairs rising to the first floor. The kitchen is of a good size, has window to front aspect, quartz worktop with plenty of storage units, stainless steel sink and drainer, electric oven, hob and extractor fan. The living room is large with space for a separate dining and lounge areas, with wide south facing windows that has a door that opens out onto the balcony. To the first floor, there are two double

bedrooms, both of which have built in wardrobes, and the bathroom that comprises of a light pink three piece suite with a window to the front.

Externally, there are well maintained communal gardens and a garage in a block with further residents' parking permits.



The property is within a few minutes' walk of the railway station with its enviable service to London Marylebone in under half an hour, as well as the town centre with all this has to offer. The facilities here are diverse, from the excellent range of retail shopping, public houses, restaurants and the Swan Theatre, to the Rye Park with its boating pond and the National Trust's Hughenden Manor with miles of open Chiltern countryside walks. The town has transformed over the last couple of decades with significant public and private sector investment, for example the new Sports Centre at Handy Cross that opened last year with its Olympic sized swimming pool and a host of other ultra-contemporary fitness activities. Not only is High Wycombe a thriving market town, it is also ideally positioned within London's

commuter belt and not just with the convenient rail access, but also the road transport links are superb with access to both Junction 3 & 4 of the M40, that provide quick access to the M25 network as well as London Heathrow.

Additional Information to be verified by solicitor:

Tenure: Share Of Freehold.

Lease Term Remaining: + 999 Years.

Ground Rent: £0.

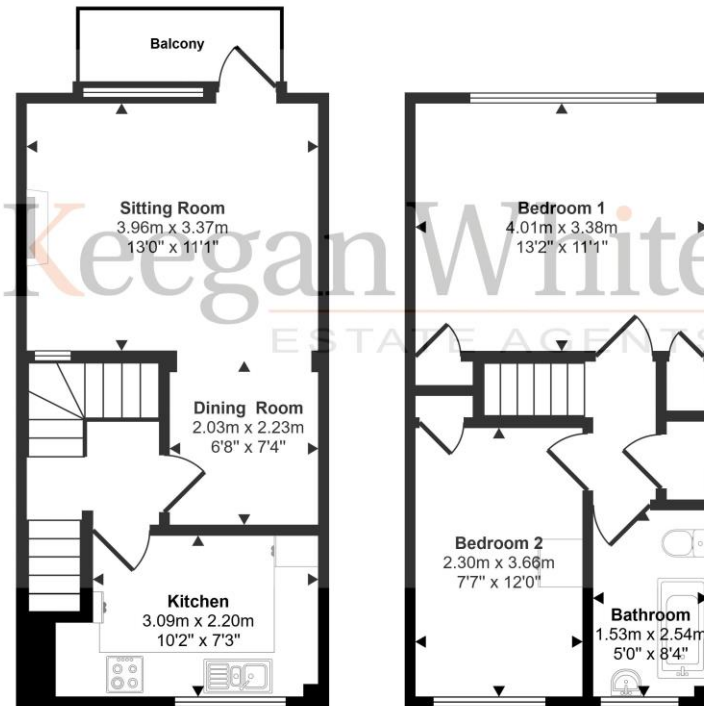
Service Charge: £1,020 per annum.

Energy Performance Rating: EPC D (68).





Approx Gross Internal Area
65 sq m / 697 sq ft



First Floor
Approx 32 sq m / 348 sq ft

Second Floor
Approx 32 sq m / 348 sq ft

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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