



Keegan White
ESTATE AGENTS

1 Strata House | £290,000



Features

- Luxury Ground Floor Apartment
- Two Spacious Bedrooms
- Bathroom And Ensuite
- Two Private Patio Areas
- Allocated Parking Space
- No Onward Chain And Very Long Lease

Strata House is a ground floor two-bedroom apartment that feels like luxury living. It has two terraced areas - one accessed from the main bedroom and another from the living area, both by patio doors. It also boasts a bathroom and a spacious ensuite. It has been decorated beautifully by the current Vendor and has a feature media wall with electric fire which has been recently installed. The living space allows room for a dining table as well and in good weather the patio can be used for al fresco dining and entertaining. There is an allocated parking space and visitor parking.

West Wycombe Road has frequent buses into the town centre if you don't fancy the short walk. High Wycombe has a 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

Flat 1 Strata House, 201 West Wycombe Road | High Wycombe | HP12 3AW



St Lawrence Church with its golden ball at the top of it and the West Wycombe Caves below. The idyllic historic village of West Wycombe is within walking 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 already 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 (84)

Council Tax Band: C

Service Charge: £1080 per annum

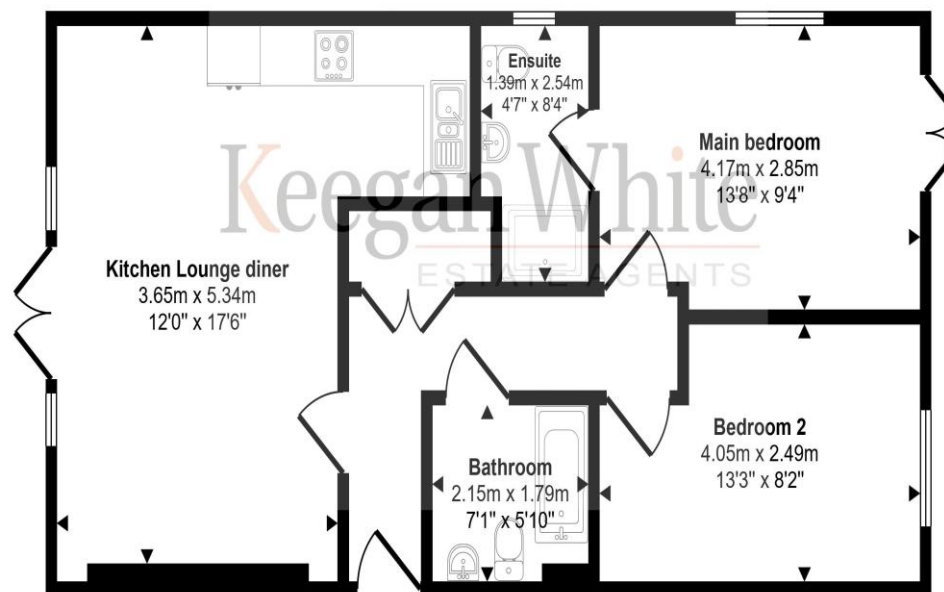
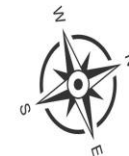
Ground Rent: £360 per annum

Lease length: 115 years





Approx Gross Internal Area
62 sq m / 664 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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