







Keegan White
ESTATE AGENTS

58 Birches Rise | £155,000

58 Birches Rise | High Wycombe | HP12 3AQ





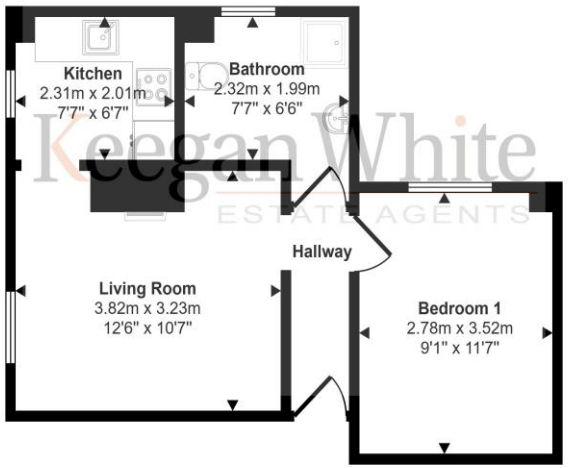
- No Onward Chain
- First Floor Apartment
- Contemporary Kitchen
- Modern Bathroom/Utility
- 149 Year Lease
- Monthly Electric Bill £78

The communal front door has security door entry phone and opens into the lobby with stairs rising to the first floor. The apartment's private front door leads into a corridor that gives access to all rooms and has the loft hatch. The living room is of a good size with sufficient space for a sofa suite and dining table, and has a window to side aspect with an electric fire installed in the fireplace. The kitchen is well arranged with plenty of storage above and below the wooden worktops, dishwasher, electric hob, oven, extractor fan, fridge freezer, and a window to side aspect. The bedroom is of a good size and has a window to rear aspect. The freestanding wardrobes can remain if the buyer wants them. The bathroom doubles up as a utility room and has a window to rear aspect. It has a shower cubicle, WC, handbasin with vanity storage cupboards, and a washing machine. Externally, there is allocated parking for one car, with sufficient space for another small car to park directly behind, and there are communal gardens that are well looked after by the management company.

Birches Rise is located approximately a mile to the west of High Wycombe's town centre that has a host of retail, leisure, hospitality and entertainment venues to suit all needs. Within a short walk of the apartment are a couple of local shops and a public house, and to the west, the beautiful Chiltern village of West Wycombe, with miles of open countryside walks. For commuters, the property is well located for public transport and the railway station, and Junction 4 of the M40 is within a 3 mile drive.

Additional Information to be verified by solicitor:
Council Tax: Band B
Energy Performance Rating: EPC E (40)
Lease Term Remaining: 149 Years.
Service Charge: £166 pcm.
Ground Rent: £400 pa.

Approx Gross Internal Area
36 sq m / 387 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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