



**Keegan White**  
ESTATE AGENTS

15 Springwater Mill | £305,000



## Features

- Tranquil Setting
- Three Bedrooms
- Bathroom & Ensuite
- Parking x 2 cars
- Gas Central Heating
- No Onward Chain

Accessed from the rear, a communal front door has stairs rising to the first floor, where the front door to this duplex apartment opens into the large living room. This has a window to rear aspect, a cloaks cupboard, feature fireplace, stairs rising to the second floor, and a wide serving hatch to the kitchen. The kitchen itself is well fitted with gas hob, overhead extra fan and oven below, along with plumbing for a washing machine, space for fridge freezer, a range of storage units above and below the worktop, a stainless steel sink and drainer, with window to side aspect. A corridor with

an airing cupboard leads through to two bedrooms, one of which has built in wardrobes, and a three piece bathroom suite. To the second floor is another bedroom that has eaves storage, window to rear, and an ensuite shower room. Externally, there is a wonderful communal garden, with patio dining areas and lawn. From here there are two separate external staircases, one leading down to a gymnasium, and the other to a communal garage area, where there is an allocated car parking bay, with an bay outside. There's even a communal tumble dryer!



Tucked away at the far end of Bassetsbury Lane, Springwater Mill has a rural feel with its woodland setting even though it is under two miles from the town centre. With the Rye Park to the east, and Kingsmead Park to the west, there are a host of outdoor activities and clubs for fitness enthusiasts. High Wycombe offers extensive facilities including the Eden shopping & entertainment complex, the Wycombe Swan Theatre and the ultra contemporary Sports and Leisure Centre at Handy Cross. Originally a market town, High Wycombe has benefited from significant public and private investment over recent years and has become a major regional town. Two of the key reasons for people moving to the area are for its commuter benefits, with the fast trains reaching Marylebone in under half an hour, and popular also with road

commuters given the proximity to the M40 & M25. Secondly, the area has a wealth of highly regarded schools, from excellent Ofsted primary schools, to the Wycombe High School for Girls, as well as John Hampden Grammar School and The Royal Grammar School for boys.

Additional Information:

Council Tax: Band D.

Energy Performance Rating: EPC D (65)

Lease Length Remaining: 88 years.

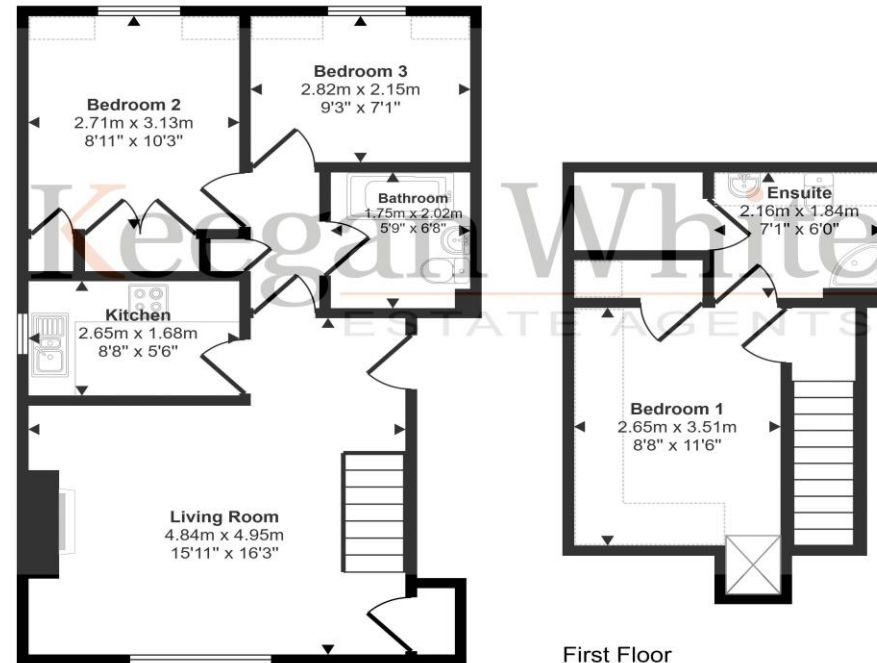
Service Charge: £1,200 pa

Ground Rent: £350 pa





Approx Gross Internal Area  
71 sq m / 761 sq ft



First Floor  
Approx 21 sq m / 226 sq ft

Ground Floor  
Approx 50 sq m / 535 sq ft

Denotes head height below 1.5m

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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35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

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