



**Keegan White**  
ESTATE AGENTS

16 Langston Court | £230,000



## Features

- No Onward Chain
- Modern Kitchen & Bathroom
- Excellently Located
- Very Well Presented
- Energy Performance Rating: EPC C (73).
- 125 Year Lease

The private front door opens into an 'L' shaped corridor that gives access to all rooms and has an airing cupboard. The living room has window to front aspect and is of sufficient size for a sofa suite and dining table. An archway leads into the kitchen that has window to rear and is well fitted with a range of storage units above and below the worktops that have a tiled splashback, a stainless steel sink and drainer, and a new electric hob that has an oven below and an overhead extractor fan. The bedrooms have

windows to rear aspect and are of a reasonable size, and the three piece bathroom suite has wall to wall tiling, panel bath with overhead shower and screen, WC, handbasin, extractor fan, and window to front aspect.

Externally, there is private car parking for one car, and well maintained communal gardens for residents to enjoy.



Located on Gallows Lane this particular property is arguably situated in the best position in Langston Court as unlike many other units in Langston Court, it is tucked away from Mill End Road. The property has convenience stores within short walking distance, there is a much wider range of choice of retail, leisure, hospitality and entertainment venues within the town centre, which is accessible on foot or by frequent public transport busses, including Eden Shopping, and the Wycombe Swan Theatre. For road commuters Junction 4 that gives access to the M40 is within a two mile drive with the A404 heading to

Marlow and the M4.

Additional Information to be verified by solicitor:

Council Tax: Band D.

Energy Performance Rating: EPC C (73).

Tenure: Leasehold with a term of 125 Years.

Service Charge: £1,578 per annum.

Ground Rent: £0 after Lease extension.





Approx Gross Internal Area  
46 sq m / 499 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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