

Keegan White
ESTATE AGENTS

36 Aspen Court | £199,950







Features

- Immaculate Throughout
- Private Balcony
- Underfloor Heating
- Allocated Car Parking
- Long Lease
- No Onward Chain

The communal stairs rise to the top floor, where there is a small lobby area that services just this apartment. The private front door opens into the hallway that gives access to all rooms and has two convenient storage cupboards, The kitchen has been upgraded and provides plenty of storage with a integral fridge freezer, dishwasher, wine cooler, electric hob, oven and extractor fan, washer dryer, and the sink and drainer that has a window in front with views across the valley. Adjacent to this is the double bedroom that has velux style windows and a fitted wardrobe with mirrored sliding doors. The bathroom suite has tiled flooring with a panel bath that has an overhead shower & screen, hand basin and WC. Externally, there are central courtyard gardens where there is allocated car parking for one car, with additional visitor bays and on street parking in the vicinity.

Aspen Court is to the east of High Wycombe's town centre, within a five minute drive, subject to traffic, to Junction 3 of the M40. There are two supermarkets also within a short drive, along with more shopping at Ryemead Retail Park that has a Marks & Spencers Simply Food outlet amongst others. Within a moments walk Kingsmead Park which links to









Rye Park, both offering a variety of amenities including tennis, bowling, cricket and rugby clubs, as well as the Lido with its outdoor pool. There are regular local transport links the town centre to the west and Beaconsfield to the east, both of which have mainline railway stations with direct access to London Marylebone in under half an hour on the fast trains. High Wycombe itself has transformed over the last fifteen years into popular regional town with the amenities and facilities that are the envy of neighbouring towns. These include the expansive Eden Centre with a host of retail, fitness, leisure and hospitality venues, as well as the outstanding Sports Centre at Handy Cross which has a huge range of fitness activities including an Olympic size swimming pool and a testing rock climbing wall.

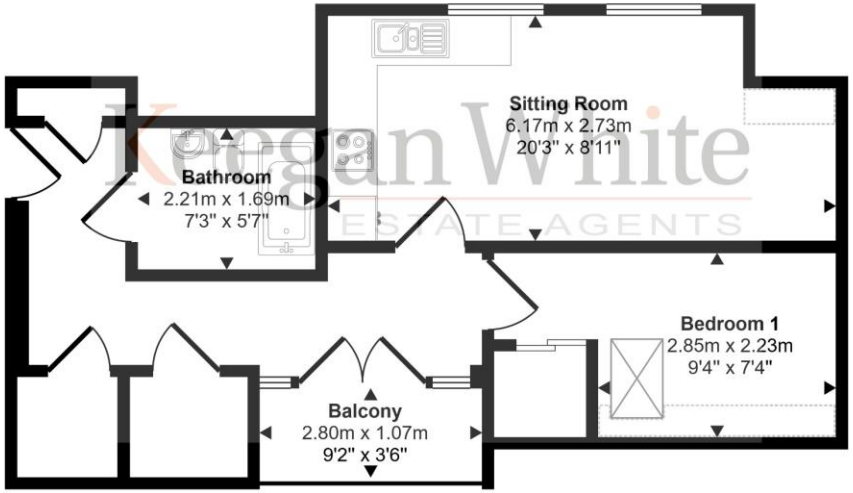
Additional information to be verified by solicitors:

Council Tax band: B.
Energy Performance Rating: C (78).
Lease length: 179 Years.
Service charge: £1,270 pa.
Ground rent: £350 pa.

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Approx Gross Internal Area
39 sq m / 421 sq ft



Floorplan

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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