



**Keegan White**  
ESTATE AGENTS

3A Cross Court | £210,000

## 3A Cross Court | Downley | HP13 5UW

- No Onward Chain
- Convenient Location
- Three Bedrooms
- Refurbishment Project
- 62 Year Lease
- Double Glazed Windows

A pedestrian gate opens onto a small roof terrace where there is a storage cupboard and the front door that leads into the hallway. The kitchen has window to rear aspect, and the 'L' shaped Lounge/diner has two windows to the front. To the first floor there are two double bedrooms that have fitted wardrobes, a single bedroom and the bathroom that comprises of a three piece suite. Whilst we understand there is gas to the property, there is no central heating and parking is on street.

Cross Court is located in Downley, a village to the west of High Wycombe's town centre. The property is situated above shops and is within walking distance of other local amenities, including the well regarded Downley and Disraeli Schools, and Downley Common which forms part of a designated Area of Outstanding Natural Beauty, with miles of open countryside walks. High Wycombe has a vast array of facilities and is an area that people locate to to benefit from the commuting and schooling opportunities.

### Additional Information:

Full refurbishment is required

Lease Term Remaining: 62 years

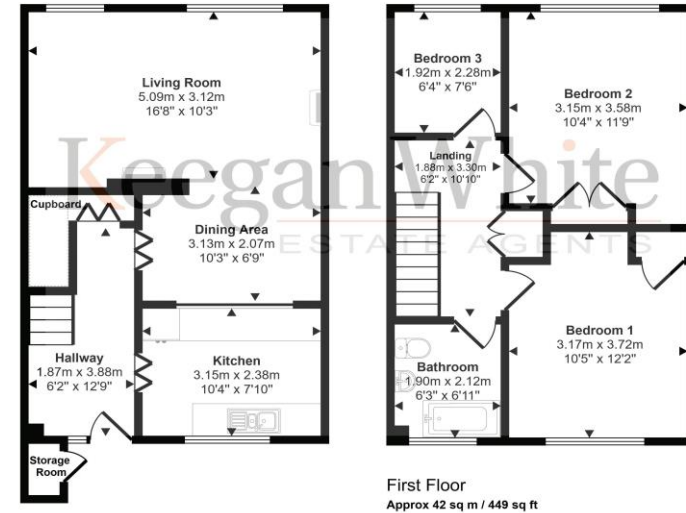
No Service Charge, just Buildings Insurance: £675 per annum

Ground Rent: £50 per annum

Energy Performance Efficiency: EPC E (45)



Approx Gross Internal Area  
83 sq m / 890 sq ft



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