



Keegan White
ESTATE AGENTS

Gandon Vale | £200,000

32 Gandon Vale | High Wycombe | HP13 5LG

- Huge Private Balcony
- Stunning Views
- Large Bedroom
- Spacious Living Room
- Quiet Location
- Well Presented

Gandon Vale is a well presented and spacious one bedroom apartment with a huge, secluded private balcony that boasts beautiful views across High Wycombe. It is located within a quiet cul-de-sac and is very close to the ever-popular Downley village. There is a good-sized kitchenette off the surprisingly large living room that can comfortably house a work station and dining table. There are also communal gardens and it has an allocated parking space. The bedroom currently houses a kingsize bed easily and has a fitted wardrobe. There is plenty of storage space within the property and the bathroom is renovated to a high standard and has underfloor heating. This would make an ideal first-time purchase.

Gandon Vale is within the Disraeli Ward of High Wycombe which borders Downley located to the north west of High Wycombe and close to the National Trust owned Downley common which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with 2 local parades of shops and additional convenience stores. Within close proximity are two schools for infant and junior children. High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars and a mainline railway station offering a connection to London Marylebone in under 25 minutes. Access to the M40 is another draw to the town.

Additional information to be verified by a solicitor:

EPC rating: C (73)

Council Tax Band: B

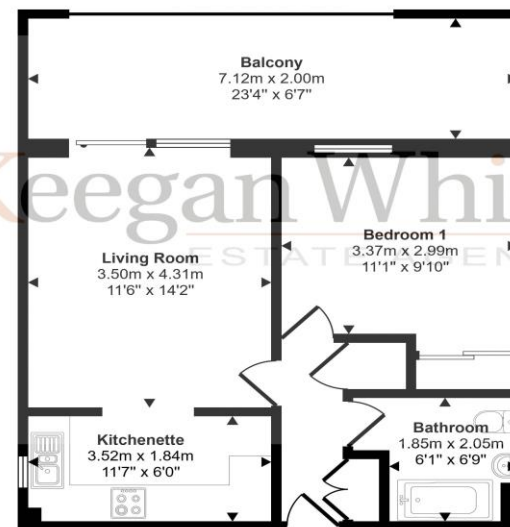
Service Charge: £1608 per annum

Ground Rent: £132 per annum

Lease length: 88 years



Approx Gross Internal Area
44 sq m / 471 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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