



Keegan White
ESTATE AGENTS

5, Strata House | £274,000



Features

- No Onward Chain
- Excellent Condition
- Two Bathrooms
- Great Location
- Well Kept Communal Areas
- Balcony

Offered to the market with no onward chain, this is a superbly presented two bedroom and two bathroom apartment with a balcony positioned close to West Wycombe which would be ideal for a first-time buyer or those wanting to downsize. The apartment has been very well maintained by the current owners who have had it since it was built. The well sized bathroom has a bath, whilst the ensuite has a spacious shower. The communal areas feel like those of an expensive hotel and can't help but entice you to want to stay.

There are two storage cupboards in the hallway, one of which at present conveniently houses the tumble dryer and microwave. The washing machine is in the kitchen area. The living area is a good size and opens out onto the balcony where there is room for a table and chairs. The town centre and West Wycombe village are virtually equidistant from the apartment. It has a parking space behind the development and visitor parking spaces too.



West Wycombe Road has frequent buses into the town centre with its mainline railway station, that has fast trains on the Chiltern Line taking less than half an hour to get into London Marylebone. The town benefits from a wide range of retail shopping, leisure and hospitality venues to suit everyone's needs, including the Eden Centre, and the excellent Swan Theatre. The town has a host of clubs and societies, with a sports & leisure centre at Handy Cross. To the north is the popular Chiltern village of Downley; to the west is the famous St Lawrence Church with its golden ball at the top of it and the Wycombe Caves below. The idyllic historic village of West Wycombe is village is

within walk distance along with miles of Chiltern countryside walks. High Wycombe has always drawn people from far and wide who look to take advantage of its excellent commuting opportunities by rail as mentioned and by road with both Junctions 3 and 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the Royal Grammar School and John Hampden Grammar School for boys.

Additional information (to be verified by a solicitor):

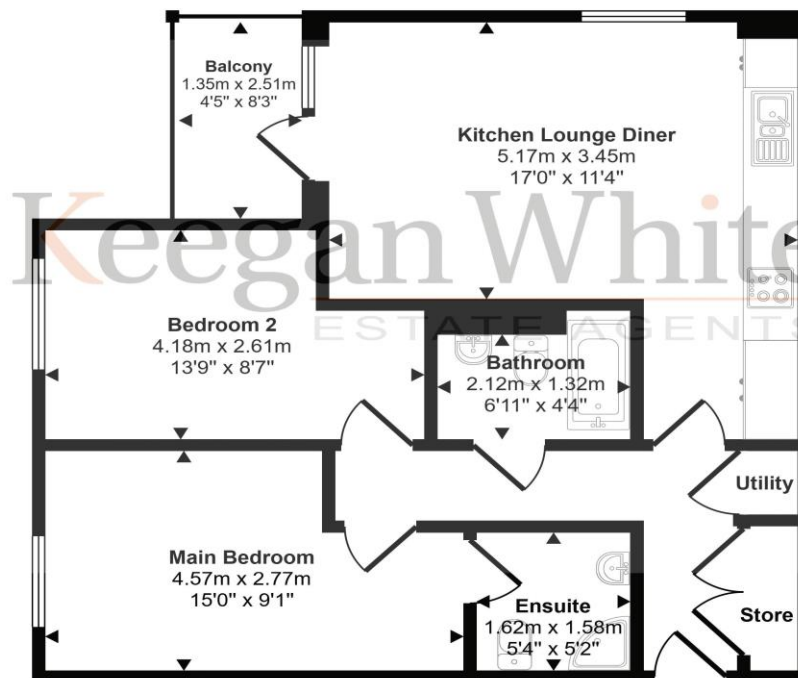
EPC rating: B (83) Council Tax Band: C Lease length: 115 years

Service Charge: £1318.55 per annum Ground Rent: £360 per annum





Approx Gross Internal Area
60 sq m / 641 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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS