

Keegan White
ESTATE AGENTS

9 Benedict Court | £199,950







Features

- No Onward Chain
- Top Floor
- West Facing Balcony
- Gas Central Heating
- Bathroom and Ensuite
- Excellent Location

The communal hallway is accessed via key fob and has stairs rising to upper floors. At the very top, is the private front door to the apartment that opens into an 'L' shaped hallway that gives access to all rooms and has a large storage cupboard. |he living room is of a good size and has dual opening doors that lead onto the west facing balcony. The kitchen has a range of base and eye level storage units, stainless steel sink & drainer, washing machine, fridge freezer, oven, hob & extractor fan, along with a window to front aspect. The bathroom comprises of a bath with overhead shower and shower screen, WC, and hand basin. To the rear are the two double bedrooms, with Bedroom 1 having fitted wardrobes and and ensuite shower room. Externally, there is allocated car parking for one car and additional visitor bays.







St. Marks Close is located close to High Wycombe town centre and within 5 minutes' walking distance of the mainline railway station. This is ideal for commuters because the fast trains take less than half an hour to get into London Marylebone! For road commuters, Junctions 3 & 4 of the M40 are within a 10 minute drive (subject to traffic) giving easy access to the M25 and London Heathrow Airport. Although there are local convenience stores very close by, there is a much wider range of retail, leisure, hospitality and entertainment venues within the town centre, including Eden Shopping, and the Wycombe Swan Theatre. For fitness enthusiasts, there are a wide range of sporting clubs at the Rye Park and Kingsmead Park, both of which are also within walking distance. Overall, the property is excellently located to take advantage of everything in the surrounding areas and would make an ideal first time buyer, or buy to let investment.

Additional Information to be verified by solicitor:
Council Tax Band: B.
Energy Performance Rating: EPC B (81).
Lease Term Remaining: 107 years.
Service Charge: £2,386 per annum.
Ground Rent: £858 per annum.
Heating: Gas Central Heating.



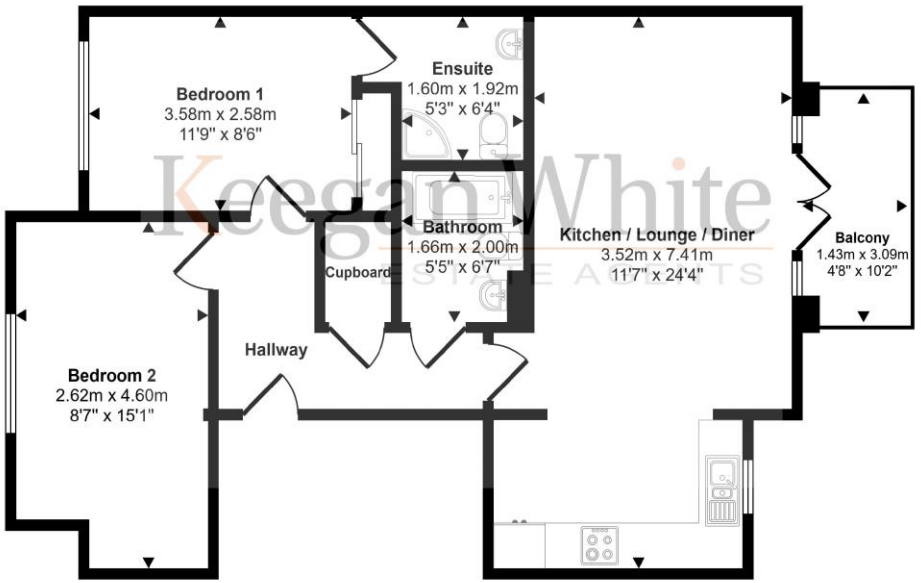
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Approx Gross Internal Area
65 sq m / 701 sq ft



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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