



Keegan White
ESTATE AGENTS

40 Sovereign Court | £120,000

40 Sovereign Court | High Wycombe | HP13 6XL

- No Onward Chain
- L Shaped Studio Apartment
- Loft
- Walking Distance to Train Station & Town Centre
- Allocated Parking
- Communal Managed Grounds

Introducing this second-floor studio apartment ideally located within walking distance to the train station and town centre and includes allocated parking. The studio is access via secure phone entry into the communal stairwell with stairs leading to all floors. The private front door opens into a hallway with storage cupboard containing the hot water tank and shelving and door to the living area and bathroom comprising of a modern white three-piece bathroom suite comprising of bath with basin and toilet. The L shaped living/sleeping area is of a good size and bright and airy with lots of natural light and two heaters. The kitchen is located from the living area and includes a range of under and above counter units with sink and drainer beneath a window, fitted oven and hob and space for appliances.

Externally the property benefits from an allocated parking space, visitor parking and well kept communal grounds.

High Wycombe is a busy market town within the Chiltern Hills and therefore open countryside is never far away. Sovereign Court is located within a five minute walk from the town centre and mainline railway station which offers a regular and reliable service, links to London Marylebone in approximately 25 minutes and Oxford Parkway in 30. High Wycombe has been redeveloped in recent years with the Eden Shopping arcade at its centre which offers a number of restaurants, gym and cinema/bowling complex. Also close by is the beautiful Rye Park. Junctions 3 & 4 of the M40 Motorway are a 5 minute drive

Property information (to be verified by your solicitor)

Lease Length: 63 years

Service charge: £1,364 per annum

Ground Rent: £50 per annum

EPC: C (70)

Council Tax Band: A



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