Keegan White
ESTATE AGENTS

2 Kingfisher House | £190,000

2 Kingfisher House | Ludlow Mews | High Wycombe | HP11 1EH

- Ground Floor Apartment
- Modern Kitchen Living Room
- Patio Garden
- Allocated Parking
- Newly Fitted Bathroom
- Long 101 Year Lease

Approached by steps from the parking area, a communal front door opens into the bright communal hallway where the apartment is located to the rear. The apartment's front door leads to the entrance hall with access to all rooms and offers a storage cupboard housing the water tank and a security entryphone. The recently refitted bathroom has fully tiled walls, bath with rain shower over, vanity basin and low level wc. The bedroom has a window to the rear. The open plan kitchen / living room offers a kitchen area with part tiled walls, fitted wall and base units, oven and hob, space for washing machine, slimline dishwasher and fridge/freezer. The living area is spacious with a large front facing box bay window and sliding patio doors leading to a private patio with access to communal gardens. Other benefits include UPVC double glazing, electric heating, allocated parking and visitor parking.

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is Kingsmead Park and not far from Rye Mead, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station that have fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.

Additional details to be verified by a solicitor:
Council Tax: Band B.
Energy Performance Rating: EPC D (57).
Lease Term Remaining: Circa 101 years.
Service Charge: £1,040,18 per annum.
Ground Rent: £170 per annum.

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