



Keegan White

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4 Templeside Gardens | £210,000



## Features

- Ground Floor Apartment
- Gas Central Heating
- Allocated Parking Space
- Patio
- Private Development
- Communal Gardens

On entering through the communal front door via a secure phone system into a well maintained hallway, the front door to the apartment can be found on the right hand side.

The front door opens into a central hallway with doors to all rooms. The sitting/dining room is of a good size with patio doors opening onto a patio area and overlooking the attractive rear communal garden. The kitchen includes a range of fitted above and below counter units, a sink with drainer and mixer tap, built in appliances and space for a dining table and chairs.

The large double bedroom located at the front of the property, includes a bay window and fitted wardrobes. The bathroom comprises of a bath with shower screen and shower over, toilet and basin within a fitted vanity unit. There is also a cupboard housing the hot water tank and storage space. The property benefits from an allocated parking space and attractive well maintained communal grounds and gardens filled with trees, herbaceous beds and borders and a bike store in this private development.



Templeside Gardens is a very well regarded development situated on West Wycombe Road just over a mile from High Wycombe Train Station and to the west of High Wycombe Town Centre. High Wycombe is a bustling market town with a lively atmosphere, providing a wide range of shops, restaurants and activities to experience and enjoy. Within the town centre are a host of retail shops, a cinema & bowling complex, along with a range of bars, restaurants and hotels. Bucks New University and a sports complex at Handy Cross provide modern fitness and leisure activities, including an Olympic size swimming pool. High Wycombe is a key commuter town whereby residents can be in London Marylebone in less than 25 minutes and Birmingham within 94 minutes

via Chiltern Railways. Excellent for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25, M4 and Heathrow Airport.

Additional Information to be verified by solicitor:

EPC rating: C (77)

Council Tax Band: B

Lease Length: 107 years

Service Charge: £1,600 per annum

Ground Rent: £200 per annum



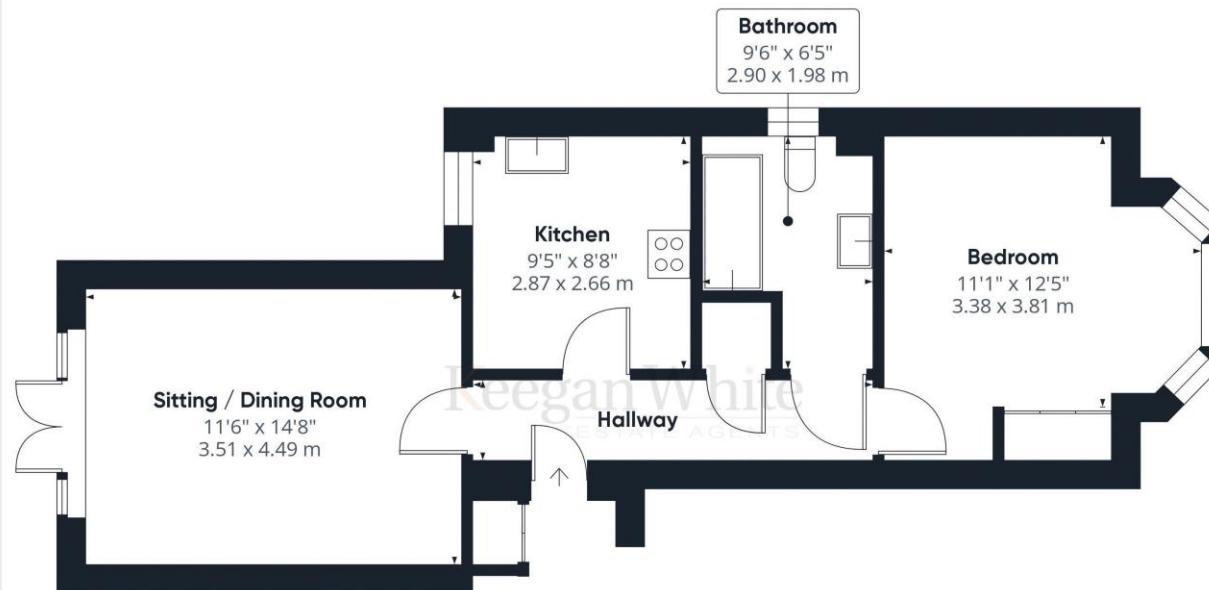
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(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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