



Keegan White
ESTATE AGENTS

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Melissa Court, Princes Gate | £220,000



Features

- No Onward Chain
- White Goods Included
- Long Lease
- Ground Floor Apartment
- Allocated Parking Space
- Close to Wycombe Train Station

A communal front door opens into the lobby and the apartment is located on the ground floor. A private front door opens into the apartment which is presented in good decorative order and benefits from a high quality, wood effect, laminate flooring throughout. The entrance hallway runs along the apartment with access to the rest of the accommodation. The first room is the large bathroom comprising of a three piece fitted bathroom suite and heated towel rail. There are two bedrooms, the master being a large double room with a generous sized fitted wardrobe. Both rooms have a window with a front aspect. The kitchen has several fitted white units, with modern rose

gold handles. There is an integrated oven, electric hob and extractor fan. The white goods; a dishwasher, washing machine and fridge freezer are stand alone but included with the sale. The window has a rear view with southerly views of the valley. The large living room is at the end of the hallway and has a window with front aspect. Externally, there is allocated parking for one car.



Melissa Court is in The Princes Gate Development to the east of High Wycombe. This development is walking distance of High Wycombe Train Station, the Town Centre and the Rye, which has a heated swimming pool at the Lido. High Wycombe is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and

new interest to the area. High Wycombe mainline station is within walking distance and offers a fast train to London Marylebone in under 25 minutes. The town is also excellent for road commuters with the M40 providing easy access to the M25 and Heathrow Airport.

Additional information to be verified by a solicitor:

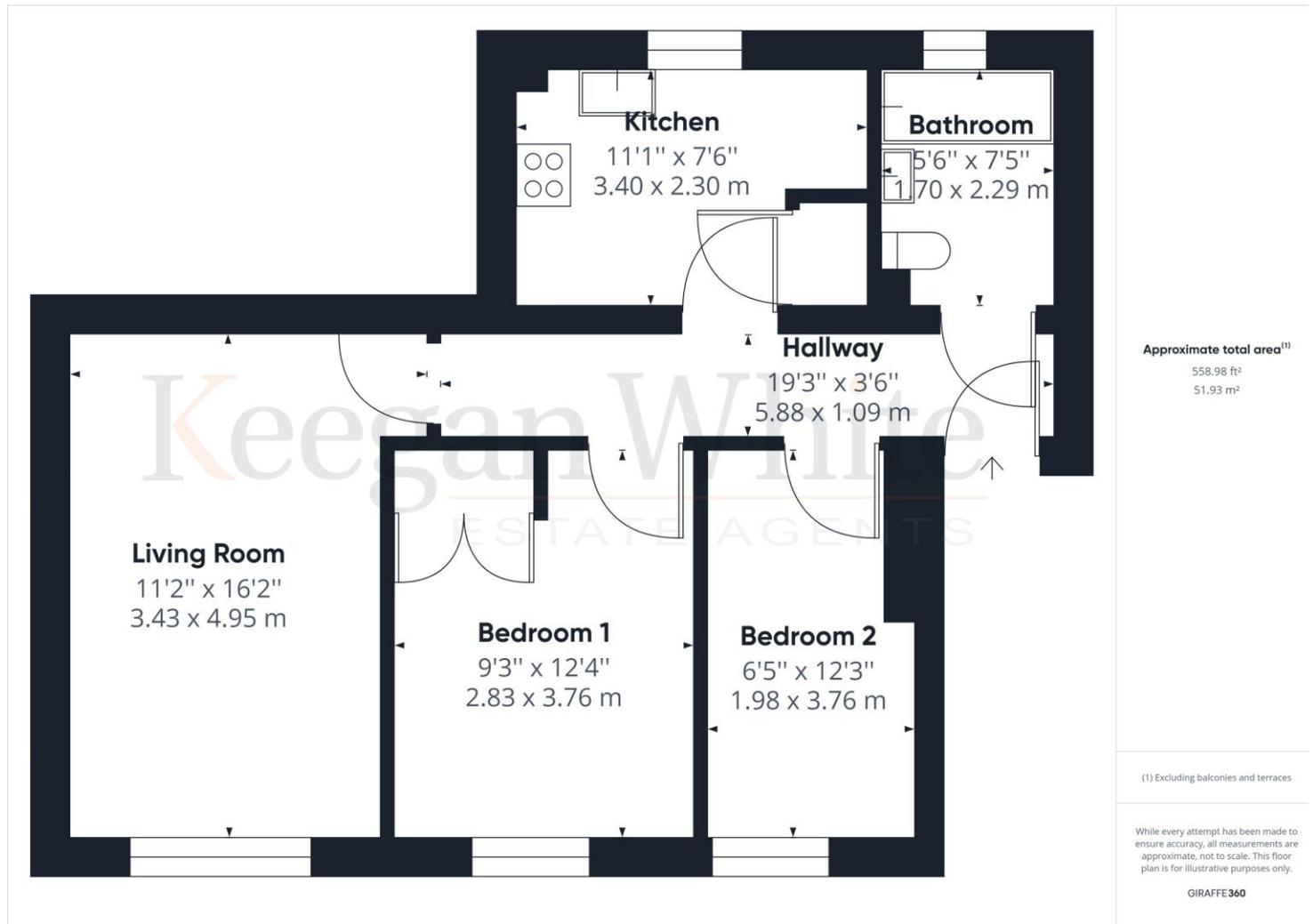
Council Tax band C

EPC rating D

Remaining lease length 102 years

Ground rent £150 per year Service Charge £1,000 per year





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