



Keegan White
ESTATE AGENTS

14 Fryers Court | £140,000

14 Fryers Court | High Wycombe | HP12 3AT

- No Onward Chain
- Upper Floor Apartment
- One Bedroom
- Modernised Bathroom
- Open Plan Kitchen
- Allocated Parking

With vehicular access to the rear car park off Fryers Lane, a communal back door gives access to the communal area with stairs rising to the upper floors. The apartment's front door opens into a central corridor that leads to all rooms. The living room has bay window to the rear and an open archway into the kitchen. The kitchen is dated and a new owner is likely to want to upgrade this, however it currently provides a range of base an eye level storage units, sink & drainer, oven with overhead extractor fan that is in need of repair, along with space for washing machine and fridge freezer. The bedroom is of a good size with fitted wardrobe and window to rear aspect. The bathroom has been replaced more recently and provides a panel bath with overhead shower and shower screen, WC, hand basin, and airing cupboard that houses the emersion heater. Externally, to the ground floor there is a communal front to that leads out to Eaton Avenue, which would be used if walking into the town centre, and to the rear are the communal gardens and the car park with allocated parking.

Within a half an hour walk to the western side of High Wycombe's town centre, the property is ideally located to enjoy the benefits of all the facilities and amenities on offer, including everything in the Eden Centre, Wycombe Swan Theatre, and the railway station to the east side of the town that has fast trains on the Chiltern Line that reach London Marylebone in under half an hour. For road commuters, Junction 4 of the M40 is just over 2 miles away, with the M25 and London Heathrow Airport beyond.

Additional Information:

Energy Performance Rating: C(74)

Lease length: 117 years

Service charge: £1,664 per annum

Ground rent: £250 per annum which increases by RPI every 25 years with the next review in 2042.

Car park space is No 14



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