



**Keegan White**  
ESTATE AGENTS

15 Sumner House | £180,000

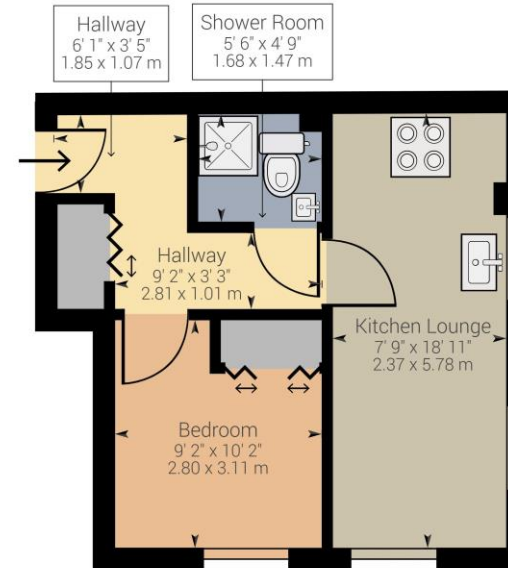
## 15 Sumner House | High Wycombe | HP11 2FF

- Modern Apartment
- One Bedroom
- Open Plan Kitchen/Lounge
- Central Location
- First Floor/Lift Access
- Gated Undercroft Parking

This one bedroom first floor apartment forms part of a modern and well appointed block with secure under-croft parking right at the centre of High Wycombe within moments walk of the Eden Shopping centre. The property is accessed into a communal entrance hall and stairwell using a security entryphone system with both stairs and elevator taking you to the first floor. The front door leads into the entrance hall which has storage space and provides access to all rooms. The lounge is dual aspect and open plan to the kitchen which is fitted with gloss fronted units and has built in appliances including a washing machine, dishwasher, electric hob and fridge/freezer. The bedroom is a double room with built in wardrobes. The shower room is fitted with a double shower unit and modern suite. Outside underneath the development is secure parking with remote access.

High Wycombe is a busy market town and this development is well positioned within the town centre walking distance of the mainline railway station which offers a regular and reliable service and links London Marylebone in approximately 25 minutes and Oxford Parkway in 30. The town centre has been redeveloped in recent years with the Eden Shopping centre only moments walk from the development offering a number of restaurants, fitness centre, coffee shops 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 Details: EPC Rating D, Council tax band B. (this must be verified by a solicitor). Awaiting details of service charge and lease.



Approximate net internal area: 347.47 ft<sup>2</sup> / 32.28 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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