



**Keegan White**  
ESTATE AGENTS

25 Hayter Lodge | Shared Ownership £92,000





## Features

- 40% Share Available
- Two Double Bedrooms
- Open Plan Living / Diner / Kitchen
- Balcony
- Allocated Parking
- Communal Phone Entry System

Introducing this first floor well presented apartment located to the front of the development with a secure phone entry communal front door.

The front door of the apartment opens into a hallway with a storage cupboard and provides access to all rooms. To the left is a good sized open plan living / diner / kitchen with westerly facing windows creating a bright space, with room for a sofa suite and dining table. The kitchen area with breakfast bar features a range of base and eye level storage units, sink and drainer, electric oven and hob with extractor unit over. The bathroom includes a three

piece white bathroom suite with extractor fan. The second bedroom is a double with a window aspect to the rear of the development and the master bedroom is a good size with patio doors leading to the balcony overlooking the communal gardens.

There is one allocated parking space located below the building.

Rent on the Unowned 60% £526.93 pcm paid to the housing association inclusive of service charges. (This must be verified with Paradigm Housing upon purchase)





Gomm Road is east of High Wycombe town centre and over recent years has been the subject of redevelopment and now has Aldi and local convenience store. Located within a short walk is Ryemead Retail Park, with a Marks & Spencers Simply Food amongst its stores, and a Tesco Express around the corner. Within a moments walk there is access to open parkland and M40 Junction 3 access to the motorway is a five minute drive. Local transport links the town centre and the railway station which has rail access into London Marylebone in under half an hour on the fast trains. High Wycombe itself has transformed over the last fifteen years into popular regional town with the amenities and facilities that are the envy of neighbouring towns. The Eden Centre with

a host of retail shopping, entertainment and hospitality offerings, as well as the outstanding Sports Centre that has a huge range of fitness activities including an Olympic size swimming pool.

Property details to be verified by a solicitor;

Council Tax Band: C

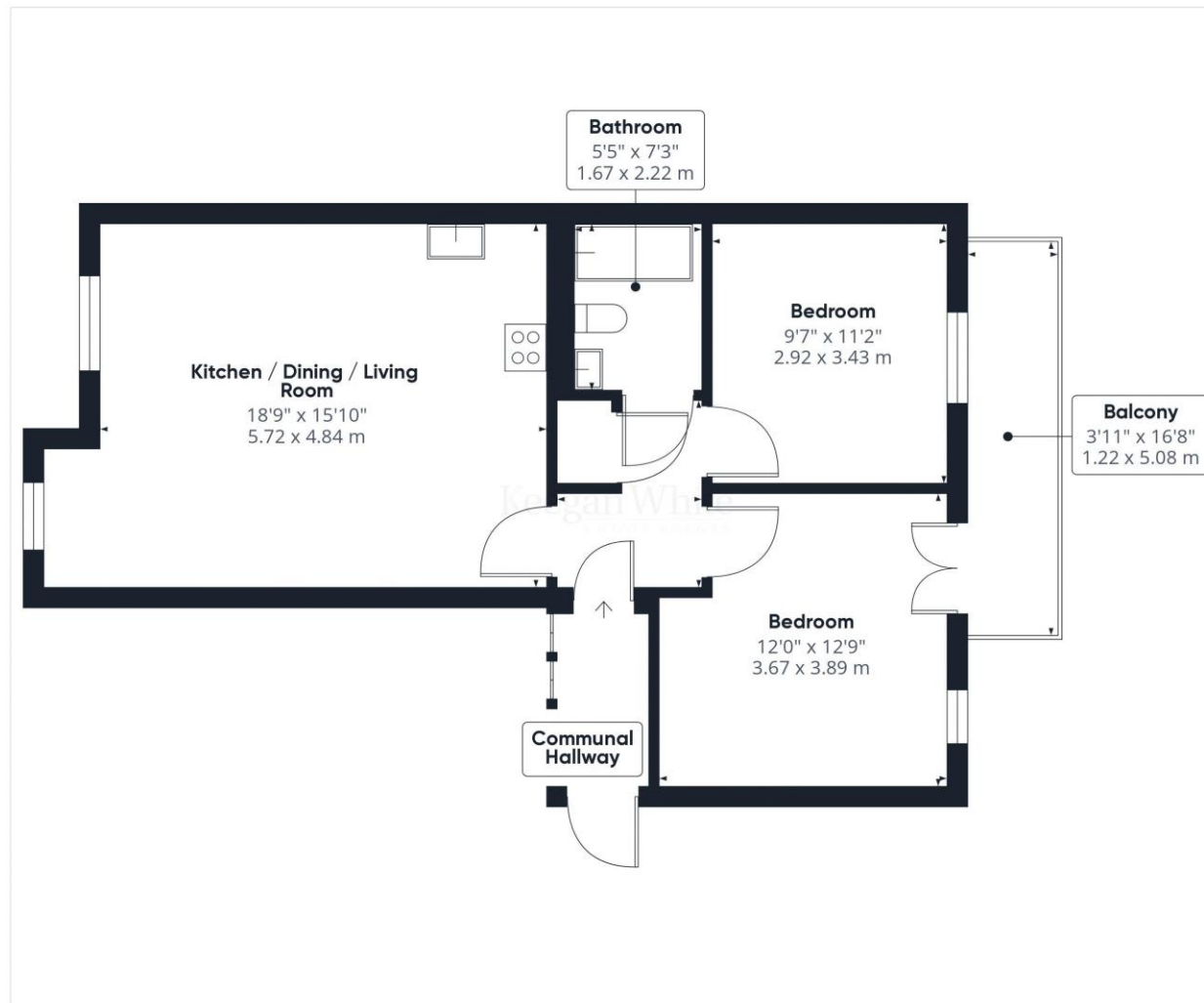
EPC Rating: B

Remaining Lease: Approximately 82 years

Service Charge: £124.66 pcm / £1,495.92 per annum

Ground Rent: £0 per annum





**Approximate total area<sup>(1)</sup>**  
654.31 ft<sup>2</sup>  
60.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)