



**Keegan White**  
ESTATE AGENTS

1 St Georges Court | £180,000



## Features

- Ground Floor Flat
- Double Bedroom
- Open Plan Living / Dining / Kitchen
- Allocated Parking
- Patio Area
- Communal Gardens

Introducing this well presented one bedroom ground floor flat - ideal for a first time buyer or for investment purchase.

A communal front door with entryphone system leads into the shared entrance hall with access to the ground floor properties and stairs to levels above. The private front door opens into a hallway with a storage cupboard and doors to the bedroom, bathroom and living accommodation. The sitting/dining room ideally sized to include a sitting and dining area with glazed sliding doors opening to a patio area and the communal gardens and a window with side aspect. The kitchen has a window above the sink and is

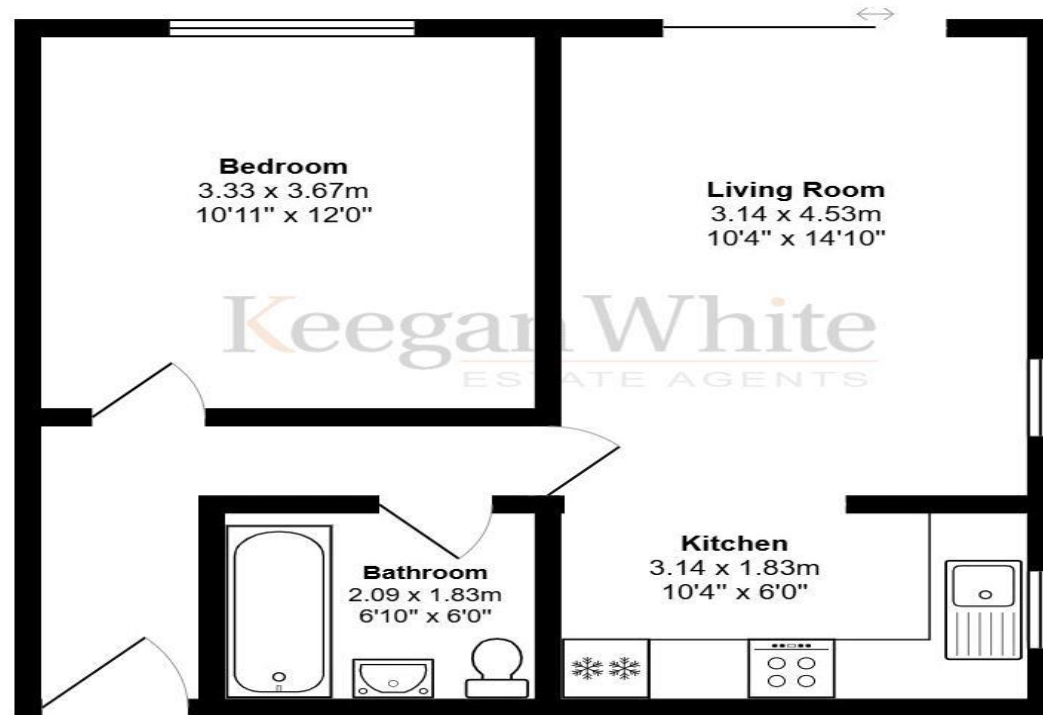
a good size with a range of base and eye level units, integrated fridge/freezer, electric hob and cooker with extractor over and space for a washing machine. The bedroom looks over the communal gardens with room for a wardrobe and chest of drawers. The family bathroom has tiled walls with decorative banding, a low level wc, pedestal basin and panelled bath with shower over.

Outside there is allocated parking for one car, visitor parking and bike store. This attractive development has surrounding landscaped gardens that are predominantly laid to lawn with mature trees and shrubs borders.

St Georges Court is located in a popular residential area on the western side of High Wycombe and provides access to the M40 Motorway and High Wycombe town centre where range of facilities can be found. These include the Eden Shopping Centre and Mainline Railway Station which offers a London Marylebone connection in 25 minutes. Conveniently positioned for junction 4 of the M40 Motorway providing links to London & Oxford and the same junction also links the A404 towards Marlow and Maidenhead therefore linking the M4.

Property information to be verified by a solicitor:  
EPC rating: D (57)  
Council tax band: B  
Remaining Lease: 89 years  
Service Charge: £1,340 per annum  
Ground Rent: £362.00 per annum.





**Total Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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