



Keegan White
ESTATE AGENTS

Flat 120 Peatey Court | £185,000

Flat 120 Peatey Court | High Wycombe | HP13 7AZ

- One Bedroom Apartment
- Second Floor
- Excellent Location
- Close to Station
- Long Lease of 102 Years
- No Onward Chain

The communal front door opens into the communal hallway with stairs rising to upper floors. With a private lobby, the flat's front door opens into the hallway that gives access to all rooms. The living room is of a good size with sufficient space for a sofa suite and dining table, and has windows to front aspect. Adjacent to this is the well fitted kitchen that has a range of base and eye level storage units, electric oven, hob and extractor fan, stainless steel sink and drainer, and window to rear aspect. There is also a storage cupboard that houses the high pressure hot water cylinder with Economy 7 heating controlled by thermostat and timer. The double bedroom has window to front aspect and the bedroom furniture is included in the sale. The bathroom has window to rear aspect and has a panel bath with a powerful overhead shower, shower screen, hand basin, WC, extractor fan and a heated chrome towel rail. Externally, the property has allocated parking for one car with visitor bays and on street parking as well. There is a pleasant green to the centre of the development with a fenced playground for children.

Peatey Court is located in Princes Gate, a modern development just to the east of High Wycombe's town centre and within a 20 minute walk of the railway station. To the south and also within walking distance is the popular Rye Park, that has numerous sporting and leisure clubs, including the Wycombe Lido, famous for it's open air, moonlight swimming. High Wycombe has been redeveloped in recent years with the Eden Shopping complex at its heart which offers a number of restaurants, fitness centre, cinema/bowling and other leisure facilities. With Chiltern Railway fast trains getting to London Marylebone in under half an hour, and Junctions 3 & 4 of the M40 Motorway on its doorstep, with the M25 and London Heathrow Airport beyond, High Wycombe is an ideal location for commuters.

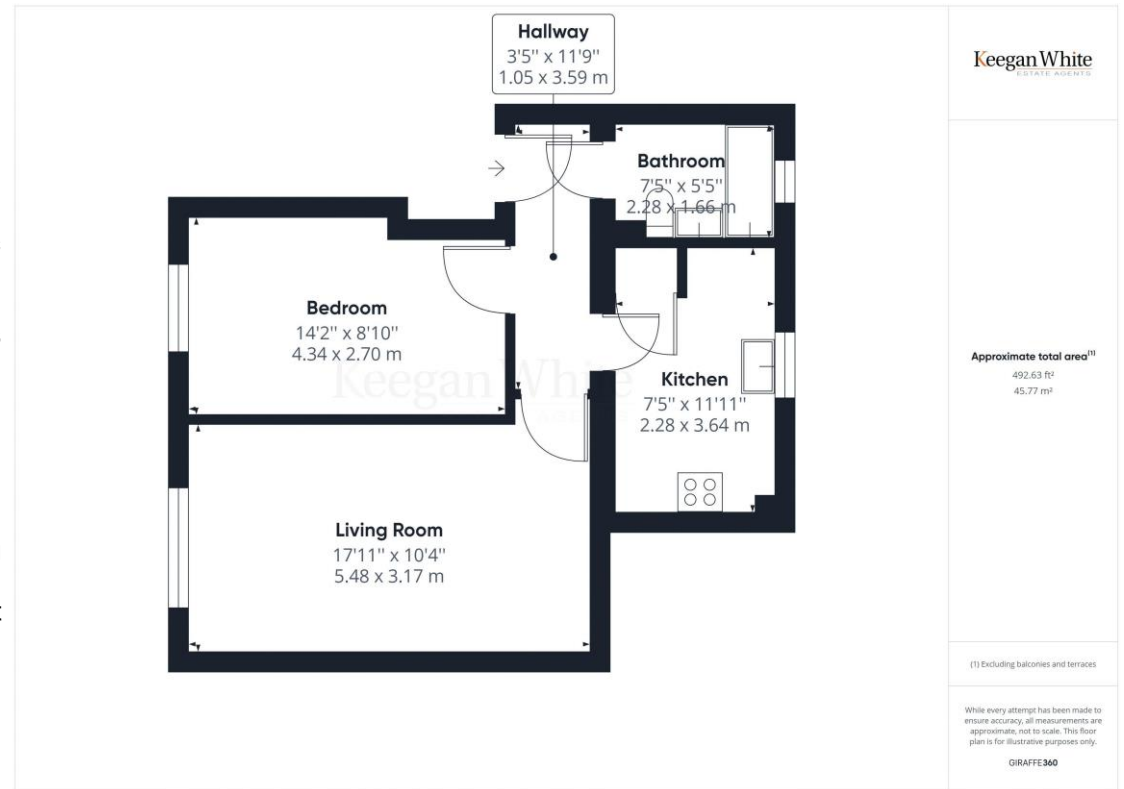
Council Tax Band: B, and Energy Performance Rating: B (84)

Additional Leasehold information to be verified by solicitor:

Lease term remaining: 102 years

Service Charge: circa £684 per year

Ground Rent: £150 per year



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