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7 Saxon Court | £180,000

## 7 Saxon Court | High Wycombe | HP12 3DF

- Duplex Apartment
- South Facing
- Modern Finish Throughout
- Allocated Parking
- Large Kitchen
- Walk To Town

The building's front door opens into a lobby with stairs rising to upper levels. From the first floor landing, the apartment's private front door opens into an entrance hall that provides access to all rooms. The large living room has expansive south facing windows and has made excellent use of the under stairs storage area, which has been designed to house the TV and provides additional storage. A doorway opens into the kitchen that provides sufficient space for table and chairs, and provides a range of base and eye level storage units, twin sink and drainer, integral oven with electric hob and overhead extractor fan, and box bay windows with views to the south. The modern bathroom suite houses the airing cupboard, and is complete with panel bath with overhead shower & shower screen, WC, handbasin with vanity cupboard below, extractor fan, and electric towel rail. Stairs rise from the hallway to the second floor landing that has a storage cupboard and opens into the bedroom that has a velux style window, eaves storage and a built in wardrobe. Saxon Court provides allocated parking for one car, a communal utility room, and gardens.

Saxon Court is located a mile to the west of High Wycombe's town centre and is therefore within 20 minutes level walk, although there are frequent buses also available if needed. Wycombe is a bustling market town with a lively atmosphere, providing a wide range of shops, restaurants and activities to experience and enjoy. There are a host of retail shops, bars, restaurants and hotels, along with a cinema & bowling complex, the Swan Theatre, and Bucks New University. High Wycombe is a key commuter town whereby residents can be in London Marylebone in less than 25 minutes and Birmingham within 94 minutes via Chiltern Railways. Excellent for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25, M4 and Heathrow Airport. Located in the Chiltern Hills, there are many walks and cycle routes nearby that lead to miles of countryside tracks and trails to explore the surrounding area. Leasehold details to be verified by solicitor:

Length of lease: 99 years (on completion)  
 Service charge & ground rent: £73 per month  
 Council Tax band: B Energy performance rating: F(27)



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