



Keegan White
ESTATE AGENTS

Flat 35 St Georges Court | £225,000



Features

- New Double Glazing
- Two Bedroom First Floor Flat
- Garage
- Small Block of 6 Properties
- Bike Storage
- Communal Gardens

This well presented two bedroom first floor flat is situated in a small block of six properties accessed through a communal entrance hall with security entry phone system and includes a garage in block.

The front door opens into a hallway with doors providing independent access to all rooms and a storage cupboard. The living room is on the left of the hall, with a window letting in lots of natural light and overlooks the communal gardens. The kitchen is accessible from the living room and includes; above and below counter units, an integrated oven, hob, extractor fan, and stainless steel sink with mixer tap and drainer and space for a washing

machine and fridge/freezer. Both bedrooms are of a good size and are serviced by the bathroom with three piece suite with shower over the bath. Outside there are communal well managed gardens laid predominantly to lawn planted with shrubs and trees and a bike store. This property includes a garage with up and over door and off street visitor parking. The property has benefitted from new double glazed windows and been redecorated throughout.



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: C
Council tax band: C
Remaining Lease: 89 years
Service Charge: £1,317.72 per annum
Ground Rent: £362.00 per annum.





Keegan White

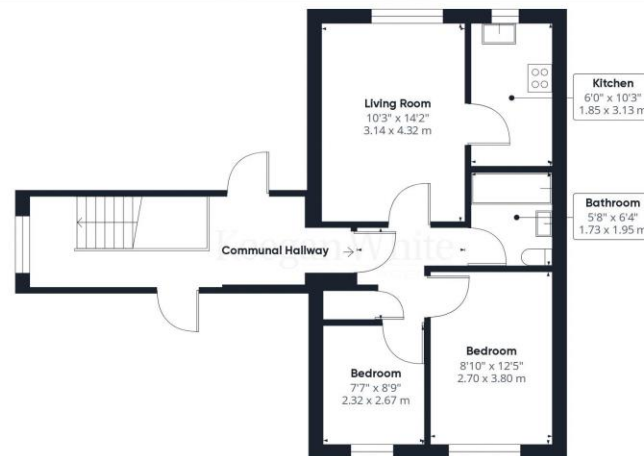
Keegan White
ESTATE AGENTS



Keegan White

Approximate total area⁽¹⁾
589.87 ft²
54.8 m²

Ground Floor



Floor 1

(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

keeganwhite.co.uk

Keegan White
ESTATE AGENTS