



**Keegan White**  
ESTATE AGENTS

32 St Georges Court | £235,000



## Features

- No Onward Chain
- Newly Fitted Windows, Bathroom and Flooring
- Two Bedroom Ground Floor Flat
- Private Patio Area
- Allocated Parking
- Communal Gardens

Presented in good condition throughout this two bedroom flat is accessed through a communal entrance hall with security entry phone system and located to the ground floor in a small block of 6 properties.

The front door opens into a private hallway with doors providing independent access to all rooms and a storage cupboard. The living room is located to the left and has patio doors leading to a private patio and overlooks the communal gardens. The kitchen is accessible from the lounge and includes; plenty of storage above and below the tiled worktops, oven, hob, extractor

fan, and the farmhouse style ceramic sink with mixer tap and the drainer. Both bedrooms are of a good size and are serviced by the bathroom which is newly fitted with a modern white suite.

Outside there is a communal area to the rear which is laid predominantly to lawn and off street parking with one allocated space and visitor parking. The property has benefitted from new electric heating, new windows, and new latex flooring in parts.



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.

The property is offered to the market with no onward chain.

Property information to be verified by a solicitor:

EPC rating: D

Council tax band: C

Remaining Lease: 90 years

Service Charge: £1,300 per annum.

Ground Rent: £362 per annum.





Approximate total area<sup>(1)</sup>  
465.34 ft<sup>2</sup>  
43.23 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.

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