



**Keegan White**  
ESTATE AGENTS

Flat 1, 32 Pinions Road | £200,000

## Flat 1, 32 Pinions Road | High Wycombe | HP13 7AS

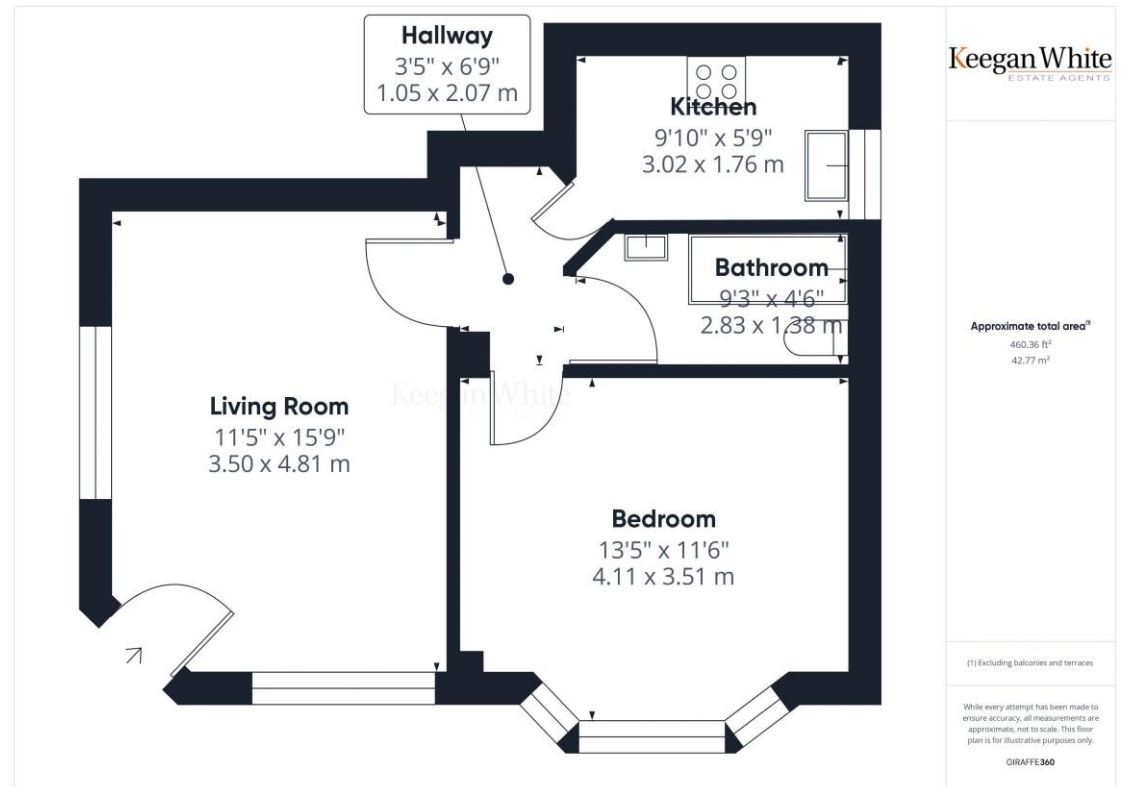
- Great Location
- Gas Central Heating
- Ground Floor
- Separate Kitchen
- No Onward Chain
- Private Parking

There are a few steps to the front door that opens into a bright living room that has windows to front and side aspect, providing plenty of space for a sofa suite and dining table. Through the hallway is the kitchen, with window to side aspect, storage cupboards above and below the kitchen worktop, above and below the stone worktop, integrated washing machine and fridge freezer, with electric oven, hob and overhead extractor fan. The bedroom is fairly large and has south facing bay window to front. The bathroom is contemporary, with tiled walls and floors, panel bath with overhead shower, WC, hand basin and heated towel rail. Externally there is quite a long private parking bay that could fit two small cars.

The Pinions Road area lies just to the east of High Wycombe's town centre and is within level walking distance of the railway station and the picturesque Rye Park which is home to the Rye Lido and many other out door leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks and Spencers Simply Food. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and an outstanding new sports centre with its Olympic sized swimming pool, a rock climbing wall for the brave, as well as many other amenities. Two key reasons for people moving to High Wycombe are the schools and the commuter benefits. Schooling in the area is extensive from Ofsted outstanding primary schools, through to the three Grammar schools. On the commuting front, the fast trains reach Marylebone in under half an hour and for road users, Junctions 3 & 4 of the M40 are a short drive away, with the M25 and London Heathrow Airport just beyond.

### Additional Information:

Lease term remaining: circa 118 years  
Energy Performance Rating: EPC C (80)  
Annual Service charge: circa £1,128 per annum  
Ground rent: £200 per annum



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