



Keegan White
ESTATE AGENTS

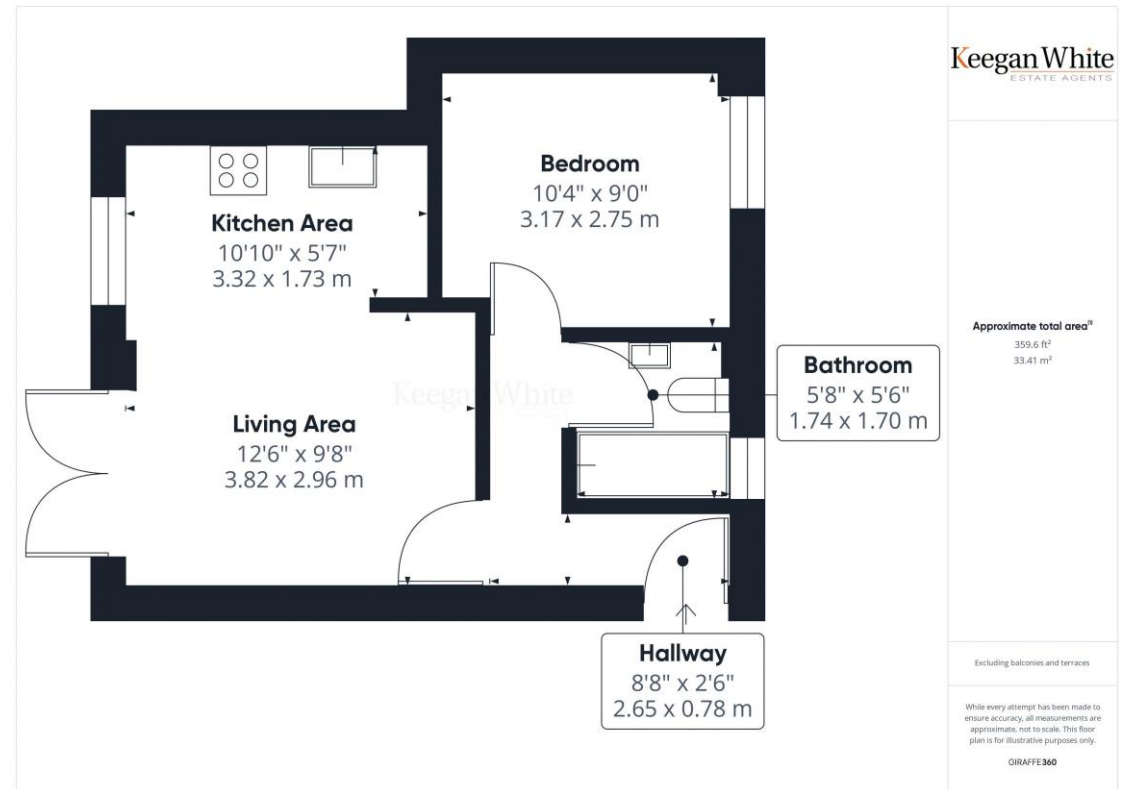
Flat 2, 33 Pinions Road | £190,000

Flat 2, 33 Pinions Road | High Wycombe | HP13 7AS

- Luxury Apartment
- No Onward Chain
- Gas Central Heating
- Long Lease
- South Facing Balcony
- Modern Throughout

The private front door opens into a central corridor that gives access to all rooms. To the front is the open plan kitchen living room that is of a good size and has a decent sized, south facing balcony to the front of the building. The kitchen is equipped with hob, oven, extractor fan, washing machine and fridge freezer. There are a range of storage units above and below the worktop, with one of these housing the gas boiler. The bathroom has window to rear aspect and comprises of a panel bath with overhead shower and screen, WC, hand-basin, heated towel rail and extractor fan. To the rear is the double bedroom with window to rear aspect. Externally, there is allocated parking for one car with external stairs leading up to the communal gardens/patio and a bicycle store.

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 (79) Annual Service charge: circa £1 128 per annum Ground rent: £200 per annum



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