



**Keegan White**  
ESTATE AGENTS

11 Fryers Court | £160,000



## 11 Fryers Court | High Wycombe | HP12 3AT

- One Bedroom
- First Floor
- Good Sized Lounge
- Double Bedroom
- Long Lease
- No Onward Chain

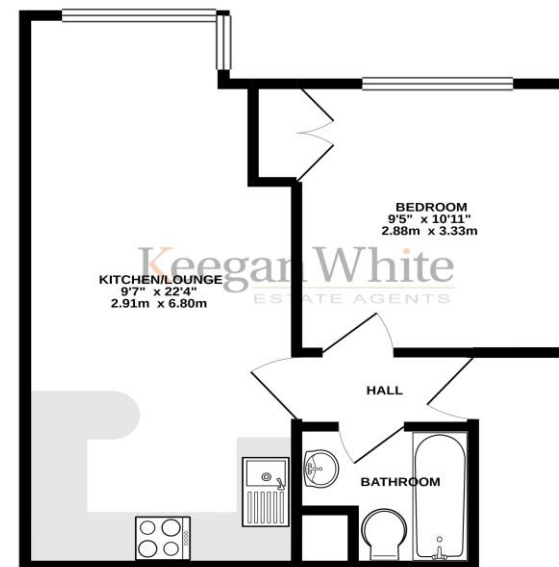
This one bedroom first floor apartment located on the west side of High Wycombe offers well proportioned accommodation with a long lease.

There is no onward chain to help with a smooth transaction. A communal front door leads into the development with a stairwell to the first floor. The apartments itself has an entrance hall providing independent access to all rooms. The lounge is a good size and open plan to the kitchen, with a breakfast bar dividing the two. The bedroom is a double room and is serviced by the bathroom which has a three piece suite. The developments has communal gardens which are laid predominantly to lawn and off street parking in a large shingle car park to the rear.

The apartment is located on the western side of High Wycombe and provides access to the M40 Motorway and High Wycombe town centre where multiple shopping facilities incorporating the Eden shopping precinct, The railway station with fast links to London and the Swan theatre can be found. The property is offered to the market with no onward chain. The lease has been extended and is in excess of 125 years (this must be verified a solicitor).



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 363 sq.ft. (33.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as a guide only. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.  
Made with floorplan 10/2020

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 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [sales@keeganwhite.co.uk](mailto:sales@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS