



**Keegan White**  
ESTATE AGENTS

Edmunds Gardens | £235,000



## Features

- Excellent Location For Commuters
- Share Of Freehold
- Great Condition
- Plenty Of Parking
- Two Double Bedrooms
- Ideal First-Time Buyer Opportunity

15 Edmunds Gardens is a well-kept two bedroom first floor apartment within a popular development in an enviable location. As you enter the front door the kitchen is on your right and has been recently updated. It has a washing machine, oven and freestanding fridge/freezer. The bathroom is to the left of the entrance hallway and has a bath and a window within it.

The living room is a good size and has a juliet balcony which overlooks another part of the attractive development. There are two bedrooms with plenty of room for wardrobes. There is triple glazing throughout the property and a partially boarded loft. The property is share of freehold and there is plenty of parking available.

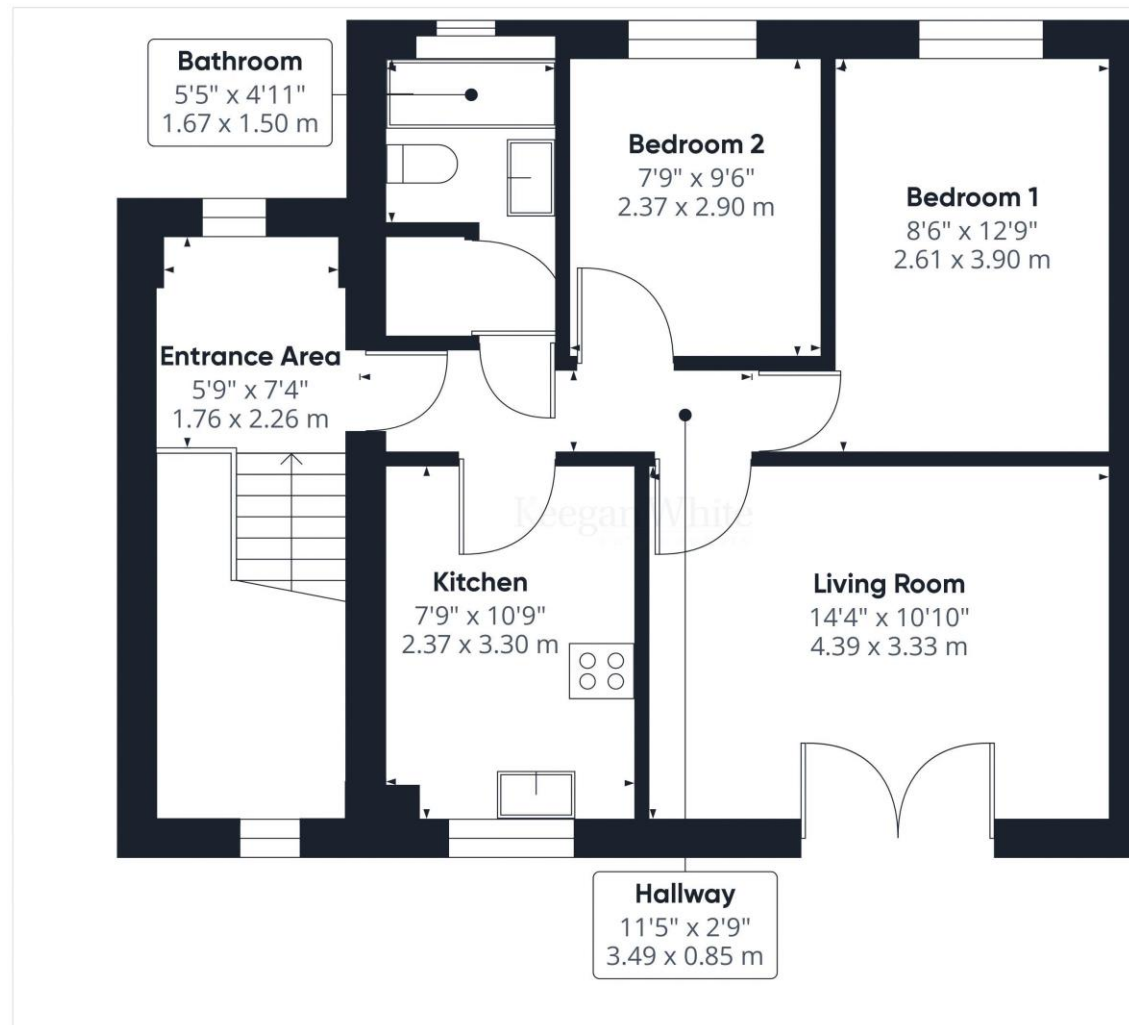


Edmunds Gardens is a quiet residential area with no through traffic, located approximately 1.5 miles to the south west of High Wycombe's town centre. Within a similar distance is Junction 4 of the M40 motorway which is ideal for commuters needing access to London, Heathrow Airport and the M25. Local shops are within walking distance. Chiltern Railways provide rapid access into London Marylebone in under twenty five minutes on the fast trains. High Wycombe is a vibrant, historic market town with an expanse of shopping, bars & restaurants, cinema & bowling in the centre, as well as the ever popular Swan Theatre. For the outdoor and sporting enthusiasts, there are a host of outdoor leisure

activities across the Rye Park and the state-of-the-art sports complex at Handy Cross. West Wycombe is not far away and has stunning walks, coffee shops, amenities and an impressive National Trust property within it as well as the renowned Hell Fire Caves.

Additional information to be verified by a solicitor:  
Lease length: 963 years (Share of Freehold)  
Service Charge: £124 per month EPC rating: D Council tax banding: C





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Approximate total area<sup>(1)</sup>  
567.09 ft<sup>2</sup>  
52.68 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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