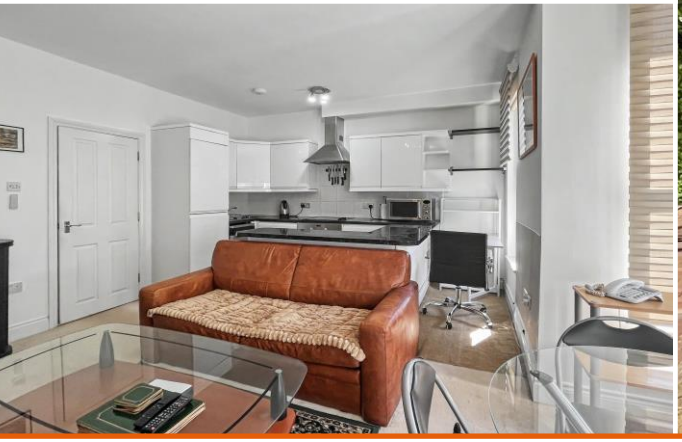








Keegan White
ESTATE AGENTS

2, 123 London Road | £200,000

2, 123 | High Wycombe | HP11 1BT

- No Onward Chain
- First Floor Apartment
- Southerly Aspect
- Character Property
- Allocated Parking
- Walk to Town & Station







A driveway to the left hand side leads up to the rear car park where there is allocated parking for one vehicle. The communal front door is located to the front of the building. From the entrance hallway, stairs rise to the first floor where the apartment's front door is located, and a central corridor gives access to all rooms. The open plan kitchen living room has a large windows southerly facing windows to the front. The kitchen is well appointed with a range of base and eye level storage units and the standard appliances. The bedroom is large (see floorplan) and has windows to side and rear. The bathroom has the airing cupboard, window to side aspect and comprises of a panel bath with overhead shower, WC, hand basin, and a heated chrome towel rail. The living area has high ceilings that give a sense of space and the southerly aspect emits lots of natural light; it would be great first time buy!

Ideally situated in an elevated position on the London Road, the apartment is located about half a mile High Wycombe's town centre with all the facilities and amenities on offer to use and enjoy. These include the Wycombe Swan Theatre, railway station and a host of National and independent retailers, hospitality and entertainment outlets. Across the road is High Wycombe Cricket club which is at the east end of the Rye Park that also has a tennis club, bowls, a boating lake and the well regarded Lido that has two pools and a number of gym and fitness studios.

Additional Information
Council Tax: Band B.
Energy Performance Rating: EPC E (50).
Lease Term Remaining: 104 Years from September 2026.
Maintenance & Service Charge: £1,738 per annum.
Reserve Fund Payment: £343.
Ground Rent: £375 per annum.

Approx Gross Internal Area
44 sq m / 474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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