



£160,000 Leasehold

Situated on the slopes towards Downley, this first floor purpose built apartment offers stunning views over High Wycombe from its own private balcony. Internally the property is well presented having undergone refurbishment by its current owners to include a modern fitted kitchen, oak wooden floors and redecoration. With allocated parking and situated within walking distance of High Wycombe town centre, this purpose built apartment would make an ideal first time buy or buy to let investment.



32, Gandon Vale, Downley, High Wycombe, Bucks, HP13 5LG

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Accommodation

Communal Hallway

Stairs leading to the first floor and private entrance to:-

Hallway

Built in double storage cupboard, entry phone, telephone point, oak wooden flooring, wall mounted electric storage heater, built in airing cupboard housing hot water tank, smoke alarm, doors to:-

Entrance

Via communal front door with entry phone system to:

Kitchen

11'9" x 6'3"

Window to side aspect, newly fitted kitchen, fitted with a range of wall and base units with pelmet lighting, roll top work surfaces over, inset stainless steel sink unit and drainer, electric hob with extractor fan over, electric oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, oak wooden flooring.

Reception

14'0" x 11'9"

Lounge

Double glazed patio doors leading to balcony, wall mounted storage heater, television point, telephone point, satellite aerial, oak wooden flooring, coved ceiling, archway to:-

Balcony

Laid to tiles with a railing surround offering panoramic views.

Bedroom

11'5" x 10'2"

Window to rear aspect, wall mounted electric storage heater, built in double mirrored wardrobe, telephone point, television point, oak wooden flooring, coved ceiling.

Bathroom

Fitted with a matching suite comprising a pedestal wash hand basin, panel bath with electric shower over, low level WC, extractor fan, wall mounted electric fan heater, tiled splash backs.

Outside

Parking

Situated to the side of the block of apartments there is a residents car park with an allocated parking space for one car and further visitors parking.

Lease

Approximately 100yrs remaining, (to be verified by a solicitor). GROUND RENT: Approximately £50.00pa (to be verified by your solicitor)

Maintenance

Approximately £76.00pcm *to be verified by a solicitor)

Directions

Upon leaving High Wycombe town centre proceed west on the A40 passing the Eden shopping complex on your left hand side, at the main set of traffic lights turn right onto The Pastures followed by the first right into Garratts Way, continue along this road and take the fifth turning on your right hand side into Gandon Vale where the property can be found situated on your right hand side clearly identified by a Hurst 'For Sale' board.

