

Flat 1, 1 Pinions Road, High Wycombe

£178,500

Robertsons

Flat 1

1 Pinions Road, High Wycombe

A ground floor apartment which is conveniently situated about a mile east of the town centre (a level walk) and the railway station with services to London Marylebone. There is a bus stop close by providing a frequent bus service into town.This is an ideal first time purchase or superb opportunity for an investment landlord because of the high demand for rentals in this location. Entrance hall, Sitting room, Kitchen, Bedroom, Bathroom, Gas central heating (brand new Combi boiler), Double glazing, Residents parking available, Communal gardens, Lease to be extended. New flooring and decoration, Maintenance charges are currently £47 per month and there are no ground rent charges. NO CHAIN.

Council Tax band: B

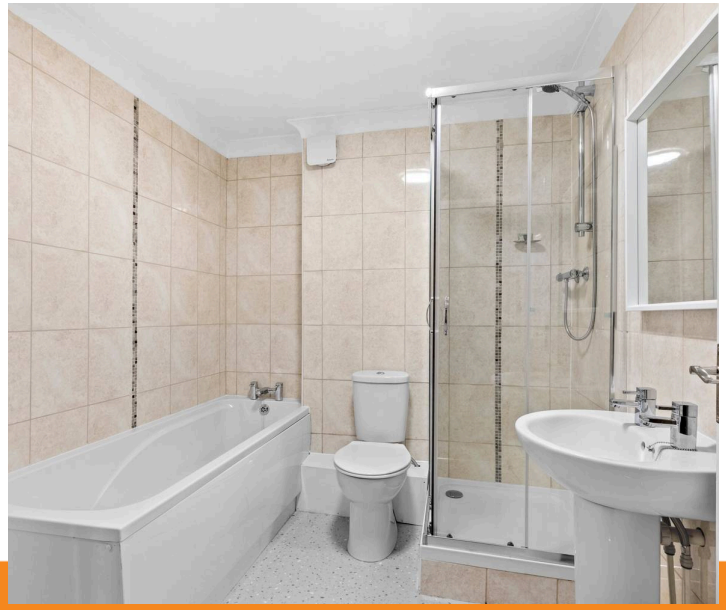
Tenure: Leasehold













Entrance hall
Radiator, central heating thermostat, doors to Sitting room , Kitchen, Bathroom and Bedroom

Sitting room
A light and airy double aspect room with feature fireplace, radiator, cupboard housing Glow Worm gas fired central heating boiler, bay window to front, window to side

Kitchen
Fitted with a range of wall and base level units incorporating stainless steel sink unit with mixer tap and drainer, ample amount of work tops, brand new Hoover oven and extractor hood, fitted four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, space for appliances, part tiled walls

Double bedroom
A spacious rear aspect room feature fireplace, radiator, window to rear

Bathroom
White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin, brand new shower cubicle housing brand new fitted shower unit, shaver point, part tiled walls, heated towel rail, fitted mirror

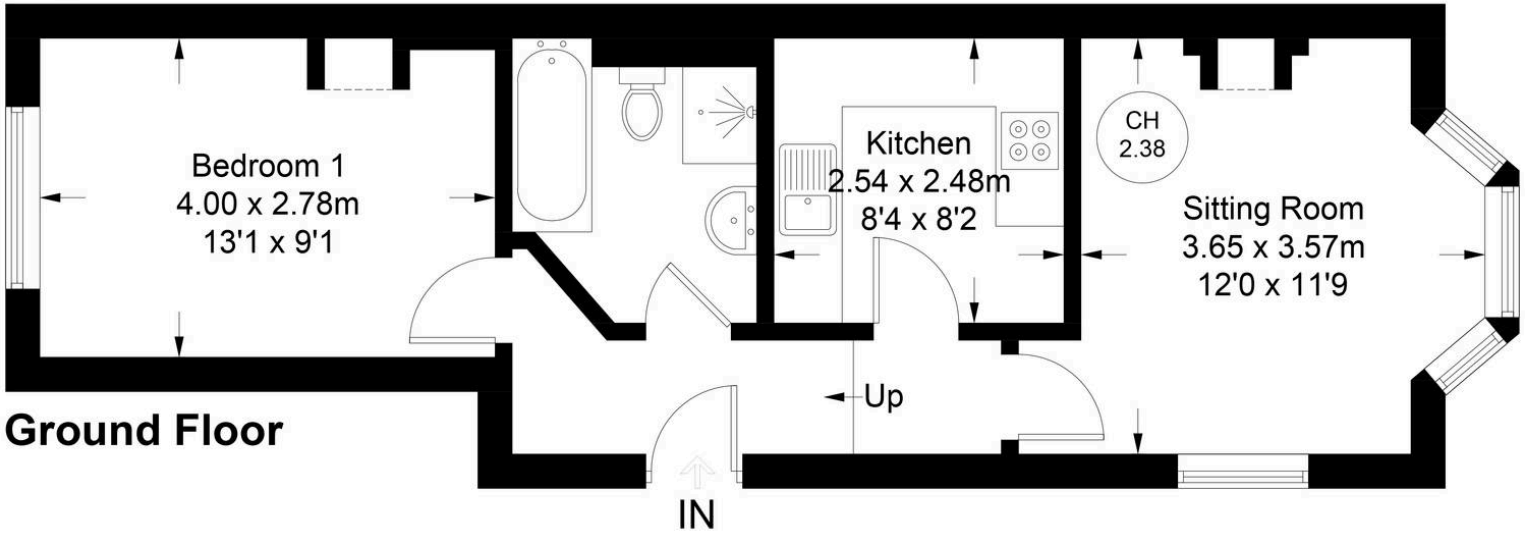
Parking
Residents parking

Communal gardens

Approximate Gross Internal Area
41.7 sq m / 449 sq ft

N

CH
2.38
= Ceiling Height



Ground Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents
Swains House, Swains Lane, Flackwell Heath - HP10 9BN
01628 533373
flackwellheath@robertsonsestateagents.co.uk
www.robertsonsestateagents.co.uk/

Robertsons