

10 Rivers Edge Kingsmead Road, High Wycombe

£315,000

Robertsons

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High Wycombe

Occupying an idyllic setting along the banks of the Wye backwater with a lovely outlook across Kingsmead Park this delightful home is set within a small tucked away courtyard setting of just ten individually designed maisonettes. Set over three floors and located off Kingsmead Road the property enjoys possibly the best position within the development as it immediately adjoins the well maintained communal garden thereby having direct access. Sitting room with enclosed riverside terrace, Kitchen, Two bedrooms including riverside balcony from bedroom one, Loft room/Study, Double glazing, Electric heating, reserved and visitor parking, Private riverside terrace as well as communal gardens, Long lease (993 years remaining).
Council Tax band: C

Tenure: Share of Freehold

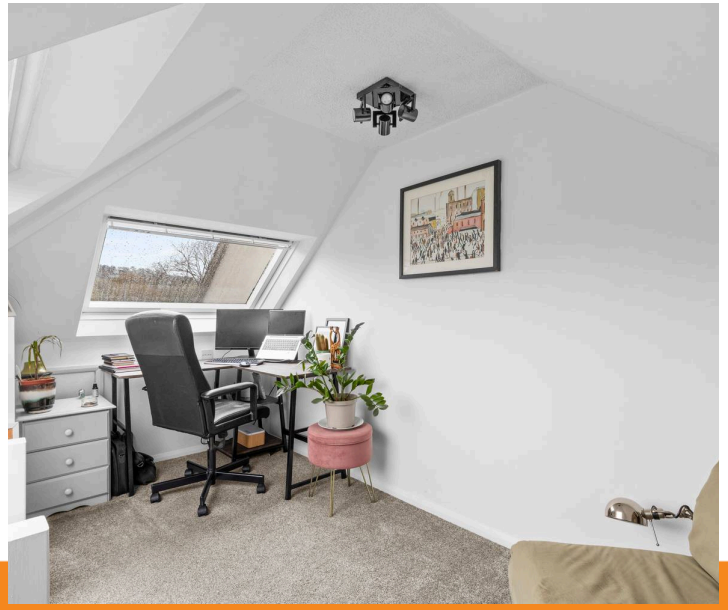


Sitting room
With sliding patio doors to the enclosed riverside terrace, two electric heaters, stairs to first floor with under stairs storage cupboards











Kitchen
Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Hotpoint oven, built in microwave, built in slim line dishwasher, space and plumbing for washing machine, space for dryer, space for fridge/freezer, dimmer switch, part tiled walls, two windows to front

First floor

Landing
Built in storage cupboard

Bedroom 1
With a range of fitted wardrobes, electric heater, recently installed sliding patio doors to BALCONY

Bedroom 2
Electric heater, fitted storage cupboards, stairs to loft room, window to front

Bathroom
White suite comprising panelled bath with Mira shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, fitted mirrored cupboard, tiled walls, tiled flooring, window to side

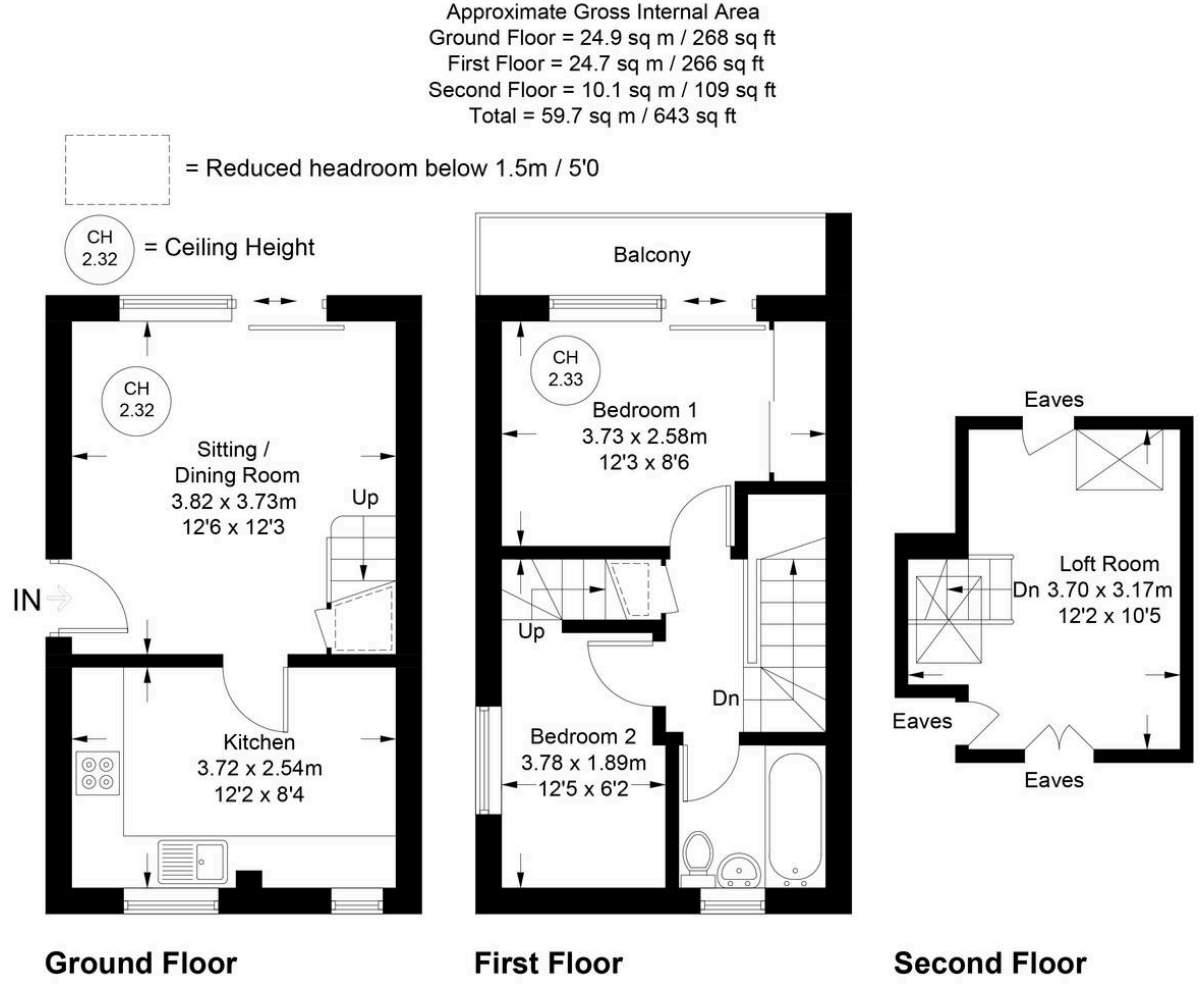
Loft room
Velux window to front, velux window to side, eaves storage cupboard, cupboard housing hot water cylinder

Parking
Allocated parking space adjacent to the property and visitors parking spaces

Private garden
Private enclosed riverside patio and first floor balcony

Communal gardens
A large area of lawn is adjacent to the property with well maintained riverside gardens

Approximate Gross Internal Area
Ground Floor = 24.9 sq m / 268 sq ft
First Floor = 24.7 sq m / 266 sq ft
Second Floor = 10.1 sq m / 109 sq ft
Total = 59.7 sq m / 643 sq ft



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.

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