



**Flat 6 West Wycombe Road, High Wycombe HP12 3AS**



***welcome to***

## **Flat 6 West Wycombe Road, High Wycombe**

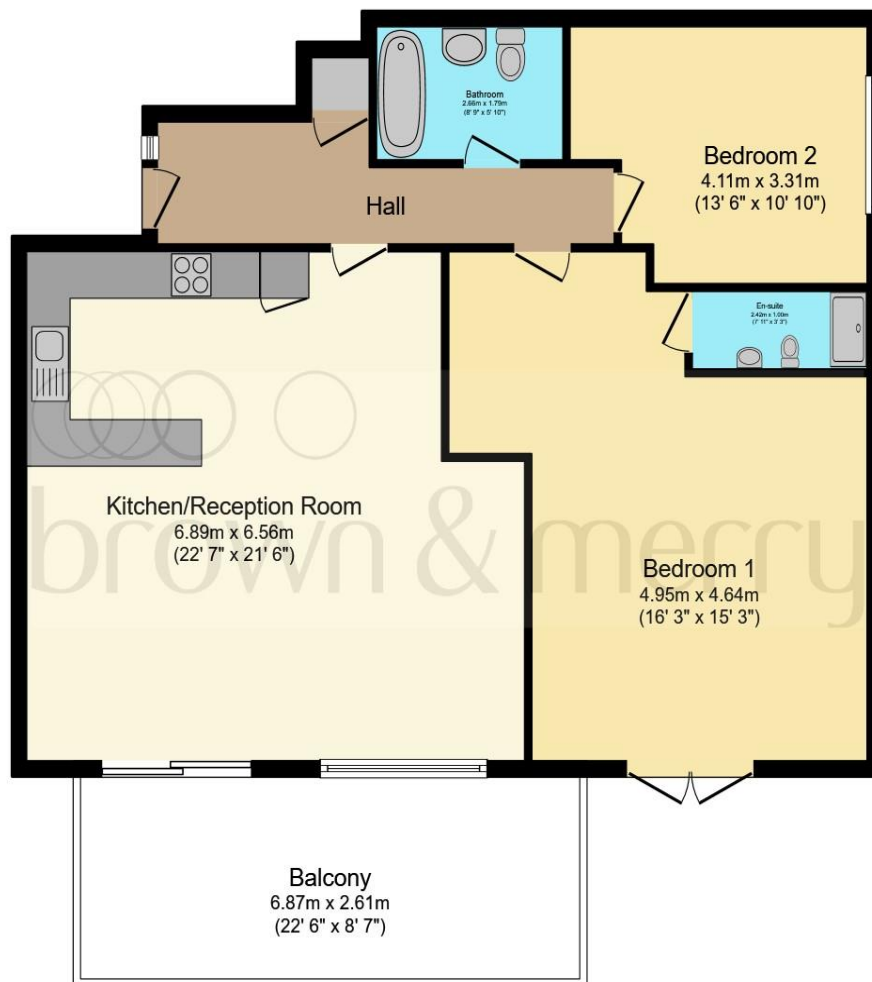
This two bedroom ground floor apartment has its own private entrance and is part of a new development of six exclusive apartments in West Wycombe.

This high specification apartment, the largest of six with a total measurement of 1,096 sq ft. comprises a kitchen area with Bosch and Siemens appliances in a spacious and light open plan living space. There are two double bedrooms, en-suite shower room and Juliette balcony to the master and a contemporary family bathroom. The lounge area includes patio doors leading to a private balcony measuring 22ft 6" x 8ft 7".

Shared outdoor space includes private allocated parking with EV points and a garden to the rear of the block.

West Wycombe, with catchments to local highly sought-after Wycombe High School, John Hampden and Royal Grammar schools, offers easy access to a frequent rail service from High Wycombe into London Marylebone, M40, M25 and Heathrow Airport. High Wycombe town centre offers a wide range of retail, leisure and hospitality facilities to suit all ages.





## Hallway

## Kitchen/Lounge/Diner

22' 7" max x 21' 6" max ( 6.88m max x 6.55m max )

## Bedroom 1

16' 3" x 15' 3" ( 4.95m x 4.65m )

## En-Suite Shower Room

7' 11" x 3' 3" ( 2.41m x 0.99m )

## Bedroom 2

13' 6" max x 10' 10" max ( 4.11m max x 3.30m max )

## Bathroom

8' 9" x 5' 10" ( 2.67m x 1.78m )

## Private Balcony

22' 6" x 8' 7" ( 6.86m x 2.62m )

Total floor area 101.8 m<sup>2</sup> (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Flat 6 West Wycombe Road, High Wycombe

- EXCLUSIVE GROUND FLOOR APARTMENT
- 999 YEAR LEASE
- £5000 JOHN LEWIS VOUCHER
- TWO BEDROOMS
- EN-SUITE & BATHROOM

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £345,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103480](https://www.brownandmerry.co.uk/Property/CSM103480)



Property Ref:  
CSM103480 - 0004

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