



Flat 2, West Wycombe Road, High Wycombe HP12 3AS

welcome to

Flat 2, West Wycombe Road, High Wycombe

This two bedroom first floor apartment is part of a new development of six exclusive apartments in West Wycombe.

The apartment, finished to a high specification, comprises a kitchen area with Bosch and Siemens appliances in an open plan living space, two double bedrooms, en-suite shower room to the master and a contemporary family bathroom. The lounge area includes patio doors leading to a private balcony.

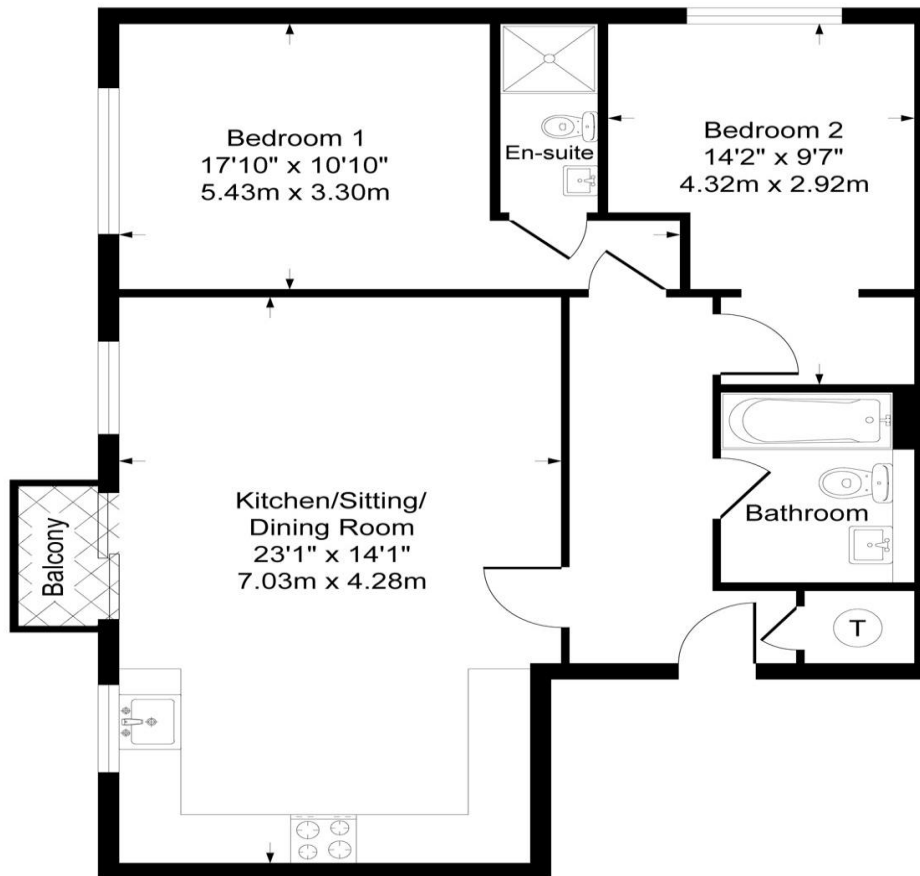
Shared outdoor space includes private parking with EV points and a garden to the rear of the block.

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.

Please note - photos are representative of the show property.



**Approximate Gross Internal Area
774 sq ft - 72 sq m**



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Hallway

Kitchen/Diner/Reception

23' 1" approx x 14' 1" approx (7.04m
approx x 4.29m approx)

Bedroom 1

17' 10" max x 10' 10" max (5.44m max x
3.30m max)

En-Suite

Bedroom 2

14' 2" max x 9' 7" max (4.32m max x
2.92m max)

Bathroom

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Flat 2 West Wycombe Road, High Wycombe

- EXCLUSIVE FIRST FLOOR APARTMENT
- 999 YEAR LEASE
- TWO BEDROOMS
- EN-SUITE & BATHROOM
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103490](https://www.brownandmerry.co.uk/Property/CSM103490)



Property Ref:
CSM103490 - 0005

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