



Flat 5 West Wycombe Road, High Wycombe HP12 3AS

welcome to

Flat 5 West Wycombe Road, High Wycombe

Brown & Merry are pleased to offer this brand new high specification two bedroom second floor apartment off the West Wycombe Road. Benefits include a share of the 999 year lease, allocated parking with EV chargers and a shared garden to the rear. CALL NOW TO ARRANGE A VIEWING!



This two bedroom second 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.

Hallway

Kitchen/Diner/Reception

23' approx x 14' 1" approx (7.01m approx x 4.29m approx)

Bedroom 1

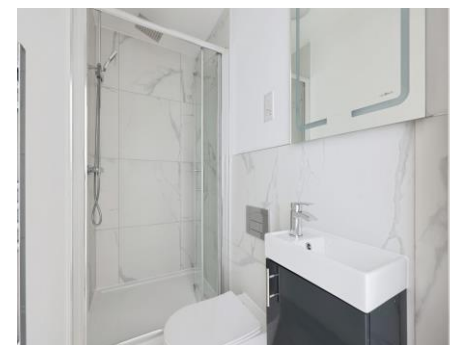
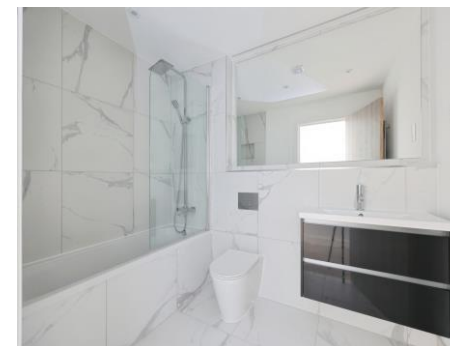
17' 10" max x 10' 10" max (5.44m max x 3.30m max)

En-Suite Shower Room

Bedroom 2

10' 10" max x 9' 7" max (3.30m max x 2.92m max)

Bathroom



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Flat 5 West Wycombe Road, High Wycombe

- EXCLUSIVE SECOND FLOOR APARTMENT
- 999 YEARS 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. 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.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSM103497 - 0003

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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