



Flat 4 West Wycombe Road, High Wycombe HP12 3AS

welcome to

Flat 4 West Wycombe Road, High Wycombe

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.

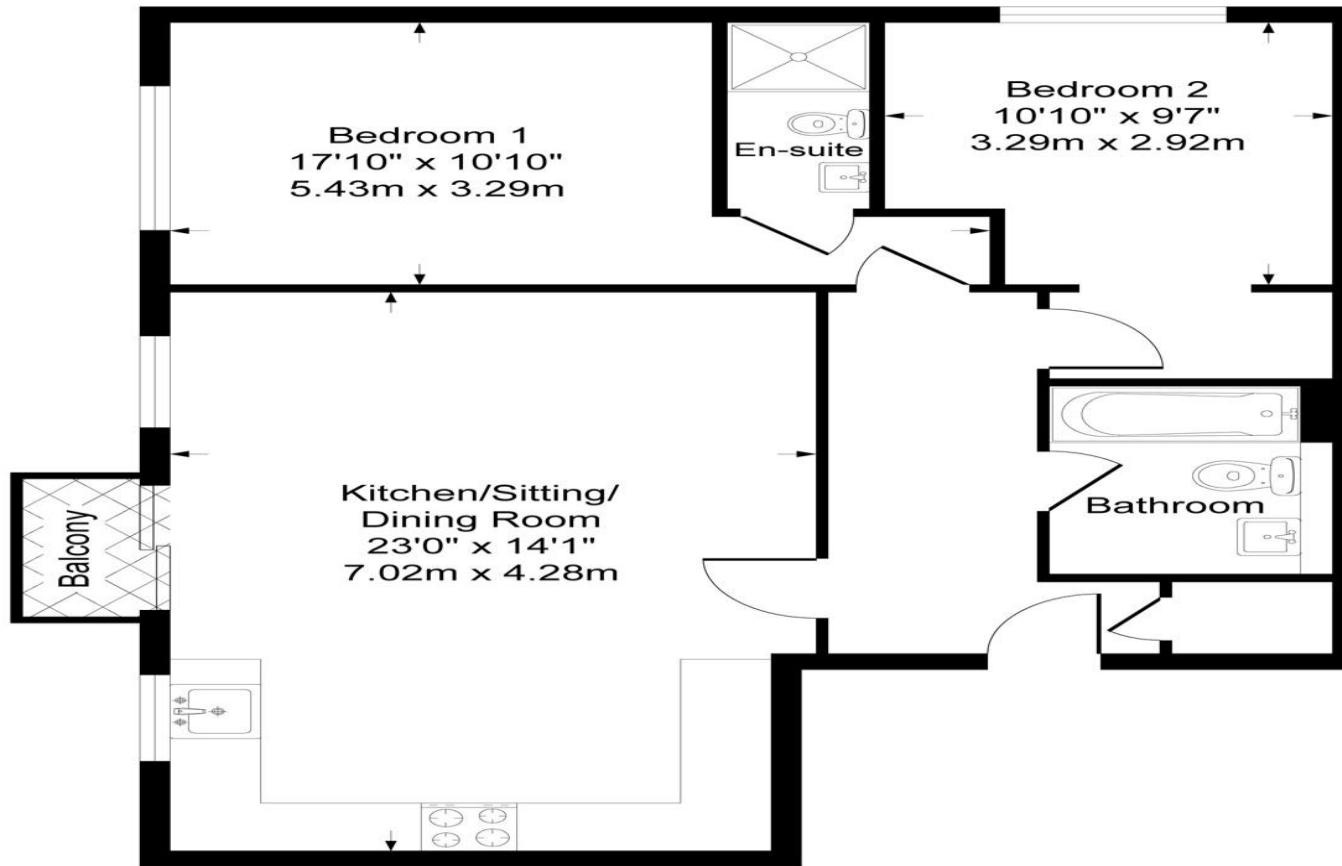
Shared outdoor space includes private parking with EV points and a garden to the rear of the block.

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.



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



Second 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' 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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- 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

view this property online [brownandmerry.co.uk/Property/CSM103497](https://www.brownandmerry.co.uk/Property/CSM103497)



Property Ref:
CSM103497 - 0004

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brown & merry



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)