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14 Kings View West End Road, High Wycombe, Buckinghamshire, HP11 2PQ



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Guide price £280,000

A two-bedroom top floor apartment within walking distance to the Eden Shopping Centre. This apartment benefits from allocated parking, an en suite to the principal bedroom and a spacious balcony off the living room.

Description

The apartment is accessed via a communal secure video entry phone system with stairs leading to the 2nd floor. Through the front door, there are two storage cupboards and the master bedroom to the left with an en suite shower room. Back into the hallway, there is access in the bright and airy living room with access onto a good-sized balcony with a view across the Town. The property further benefits from a second double bedroom and the family bathroom. This apartment also features built in appliances, double glazing, electric heating with a heated towel rail and allocated parking to the rear of the building.

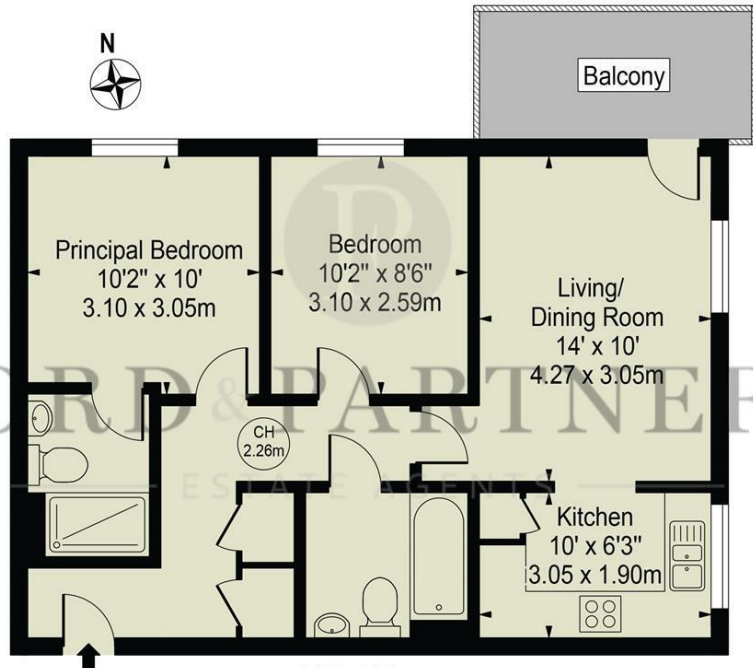
Situation

West End Road in the High Wycombe Town Centre is located within a short walking distance to the Eden Shopping Centre and the bus station. Eden Shopping Centre offers a host of amenities ranging from popular restaurants such as Nando's and Wagamama's, popular gyms and retail shops. Just a short drive of the Junction 4 of the M40, which provides easy access to London and Oxford this property is great for commuters also.



Kings View

Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	