



**FORD & PARTNERS**

ESTATE AGENTS

Flat 10, Bankside Corporation Street, High Wycombe, HP13 6TA





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**Guide price £290,000**

Nestled in the vibrant heart of High Wycombe, this exquisite two-bedroom, two-bathroom luxury apartment offers an unparalleled living experience. Boasting a prime location mere steps from the mainline train station, convenience meets sophistication in this stunning residence.

## Description

Upon entry, you are greeted by a generously proportioned hallway adorned with ample storage space. The apartment features two spacious double bedrooms, each adorned with built-in wardrobes for added convenience. The principal bedroom boasts an en-suite bathroom, while a sleek family bathroom serves the second bedroom and guests.

Designed for modern living, the apartment showcases an expansive open-plan layout encompassing the living, dining, and kitchen areas. This seamless integration of spaces creates an inviting ambiance ideal for both relaxation and entertaining.

Distinguished by its premium amenities, the residence offers luxurious touches including underfloor heating, lift access, and secure underground gated parking. A private balcony, accessible from both the living room and second bedroom, provides an enchanting outdoor retreat.

Additional highlights include UPVC double glazing, air conditioning, and built-in wardrobes in both bedrooms, ensuring comfort and convenience at every turn. Residents of Bankside also enjoy exclusive access to a communal roof terrace boasting breathtaking panoramic views of High Wycombe Town and the surrounding countryside.



## Situation

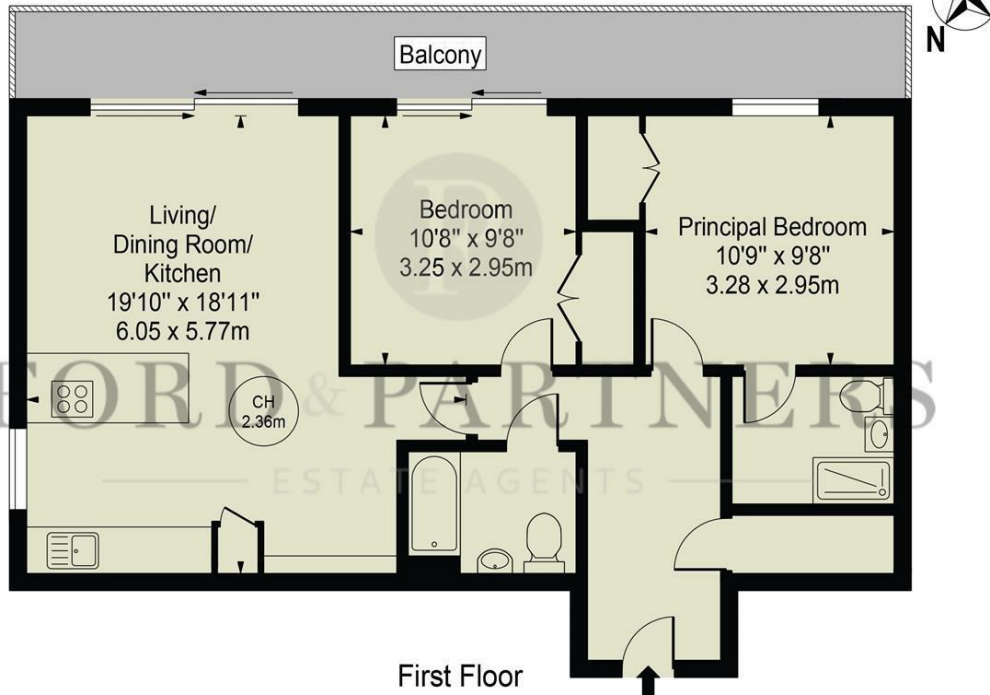
Convenience is at your doorstep with the High Wycombe Train Station just a minute away, offering regular services to Oxford (48 minutes) and London Marylebone (27 minutes). Situated just off the bustling high street, the property provides easy access to an array of amenities, including the Eden Shopping Centre, a cinema, bowling complex, and an abundance of retail shops and restaurants, all within walking distance.





# Bankside

Approx. Gross Internal Area 760 Sq Ft - 70.61 Sq M



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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 