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Ryemead Boulevard High Wycombe HP11 1GG



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£260,000

Well sized 2/3 Bedroom apartment situated on the desirable East side of High Wycombe's town centre, this beautifully presented executive apartment forms part of the sought-after Ryemead Boulevard development, built in 2006. This spacious home offers stylish modern living in a highly convenient setting.

Description

Upon entering, you are welcomed into a central hallway that leads to a versatile study or third bedroom on the left, and a well-sized second bedroom on the right. Further along, the hallway provides access to a contemporary family bathroom and the generously proportioned principal bedroom, complete with a sleek en-suite shower room.

The heart of the home is the impressive open-plan kitchen, dining, and living area – ideal for entertaining or relaxing. The kitchen features a clean, modern design and is fully equipped with integrated appliances including a fridge-freezer, dishwasher, induction hob, oven, and extractor fan.

Further features include secure electric underground parking, modern electric heating, communal grounds and elevator access to all floors including the car park.

Situation

Ideally located, Ryemead Boulevard is just 1.4 miles from High Wycombe train station, 1.5 miles from Junction 3 of the M40, and only 0.7 miles from The Rye – a popular local park featuring wide open green space, the Wycombe Rye Lido, and a cricket club. Within a short walk, you'll also find excellent amenities including a Marks & Spencer Food Hall, Currys PC World, Snap Fitness, and more.

This property offers a perfect blend of convenience, comfort, and modern style – ideal for professionals, downsizers, or investors alike.



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Approximate Gross Internal Area = 740 sq ft / 68.8 sq m

CH 2.39 = Ceiling Height

Ground Floor

Office
6'7" x 6'4"
2.00 x 1.93m

Bedroom 1
11'8" x 9'1"
3.56 x 2.78m

Bedroom 2
11'8" x 8'2"
3.56 x 2.49m

Kitchen/
Reception Room
22'5" x 13'2"
6.83 x 4.01m

CH 2.39


IN

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Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>79</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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