



FORD & PARTNERS

— ESTATE AGENTS —

Ryemead Boulevard High Wycombe HP11 1GG



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**Guide price £190,000**

This beautifully redecorated one-bedroom apartment is set within a sought-after development on the east side of High Wycombe Town Centre.

## Description

The property features a spacious double bedroom with a fitted wardrobe, a stylish modern bathroom, and an open-plan living, dining, and kitchen area - perfect for contemporary living.

Additional highlights include modern electric heating, new flooring throughout, upgraded kitchen drawers and doors, gated allocated parking, well-maintained communal areas, and lift access to all floors.

Lease Length - 980 + Years

Ground Rent - £233 per annum

Service Charge - £942 per annum

## Situation

Ryemead Boulevard offers exceptional convenience, located just 1.6 miles from High Wycombe train station, 1.4 miles from Junction 3 of the M40, and only 0.7 miles from The Rye—one of the town's most popular green spaces, home to the Wycombe Rye Lido and a local cricket club. Within easy walking distance, you'll also find a great range of amenities including a Marks & Spencer Food Hall, Currys PC World, Snap Fitness, and more.

Combining comfort, style, and an unbeatable location, this property is ideal for professionals, downsizers, or investors seeking a modern and low-maintenance home.



## Ryemead Boulevard, HP11 1GG

Approximate Gross Internal Area  
480 sq ft / 44.6 sq m



CH  
2.32

 = Ceiling Height



**First Floor** IN

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.

## A Google Map of Wycombe Marsh, showing a residential area with streets like London Rd and Hatter's Ln. A grey location pin is placed on a road near the marsh area. The map includes the Google logo and "Map data ©2025".

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |           |                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                              | Current   | Potential                                                                                                                |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>81</p> | <p>85</p>                                                                                                                |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |           | <p>EU Directive<br/>2002/91/EC</p>  |

01494 840 600 sales@fordandpartners.com www.fordandpartners.com