



Flat 11, Cotswold Court 80 West Wycombe Road, High Wycombe, HP11 2LP

A spacious ground floor studio apartment situated within a popular development on the west-side of High Wycombe's Town Centre. The apartment is located less than 1 mile from the Town Centre and Mainline Railway Station making this an ideal first time buy or investment.

The accommodation comprises of a large reception room, with ample space for a sitting, dining and bedroom area, a separate kitchen and modern bathroom.

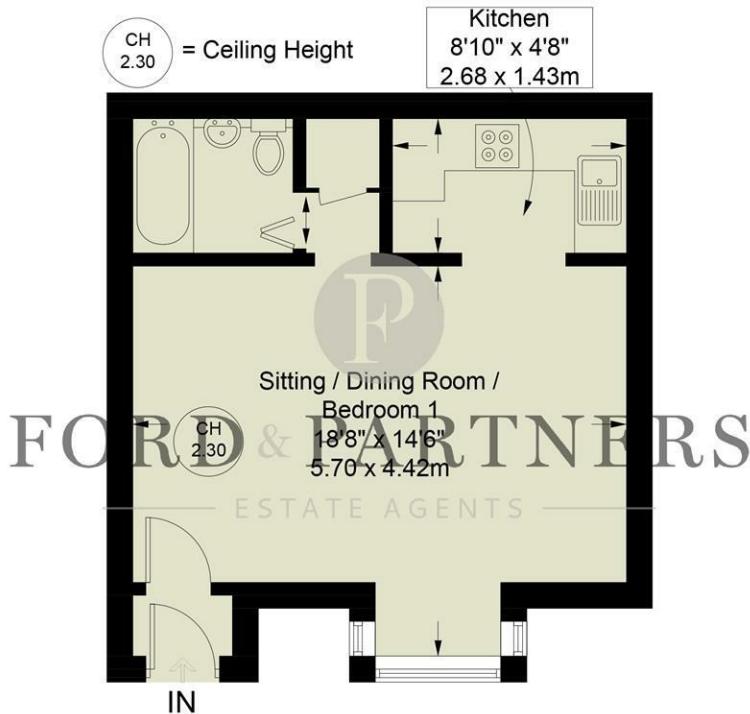
Further features include electric central heating, UPVC double glazing, direct access onto communal areas, and allocated parking.

- **SPACIOUS STUDIO APARTMENT**
- **GROUND FLOOR**
- **DIRECT ACCESS ONTO COMMUNAL GROUNDS**
- **ALLOCATED PARKING**
- **IDEAL FIRST TIME BUY OR INVESTMENT**
- **POTENTIAL RENTAL INCOME OF £1200 PCM**
- **LESS THAN 1 MILE TO TOWN CENTRE**
- **LESS THAN 1 MILE TO MAINLINE TRAIN STATION**
- **NO ONWARD CHAIN**

£160,000

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Approximate Gross Internal Area
353 sq ft / 32.8 sq m

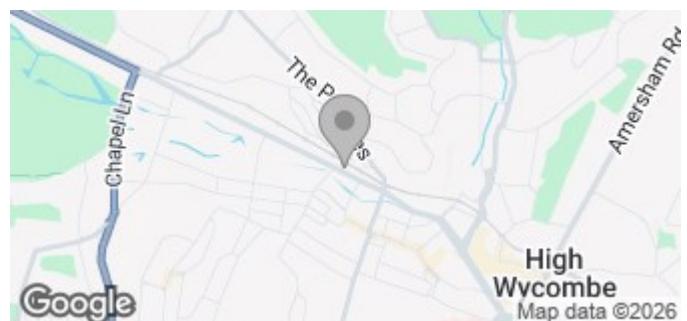


Ground Floor

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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