





## Features

- No Onward Chain
- Over 1,000 Sq ft Floor Area
- Two Exceptional Suites
- Gated Parking
- South Facing Balcony
- Gas Central Heating

The communal front doors open into a spacious entrance lobby with stairs and an internal elevator providing access to the first floor. The apartment has its own private front door opening into a hallway that leads to all rooms. The open plan kitchen/living room is south facing & bright with twin glazed doors opening onto the wide balcony. The kitchen provides a range of base & eye level storage units, with electric hob, oven and overhead extractor fan, integrated appliances and the boiler that provides has central heating to radiators. The master bedroom has been opened up incorporating the former fourth bedroom to make an impressive suite with a

large and contemporary ensuite. Similarly, the second bedroom has had the third bedroom opened up into it providing a second large suite again with its own modern bathroom ensuite. Externally, the rear car park is accessed through private security gates where there is one allocated car parking bay and visitor bays. The building can be entered via a security door which opens into a small lobby area where the lift provides access to the upper floors.





Within a stone's throw of the railway station and town centre the apartment could not be better located to enjoy the benefits of urban living. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and a number of fitness centres. For outdoor leisure pursuits, Rye Park is a short walk away and provides a number of popular local clubs including tennis, cricket, bowling and swimming at the Lido. Given its location, the property provides unrivalled commuter benefits; with access to London Marylebone in under half an hour on the Chiltern Line's fast

trains in one direction and Oxford to the west. For road commuters, High Wycombe is served by both Junctions 3 & 4 of the M40, with the M25 motorway network and London Heathrow Airport just beyond.

LEASEHOLD details to be verified by solicitors:

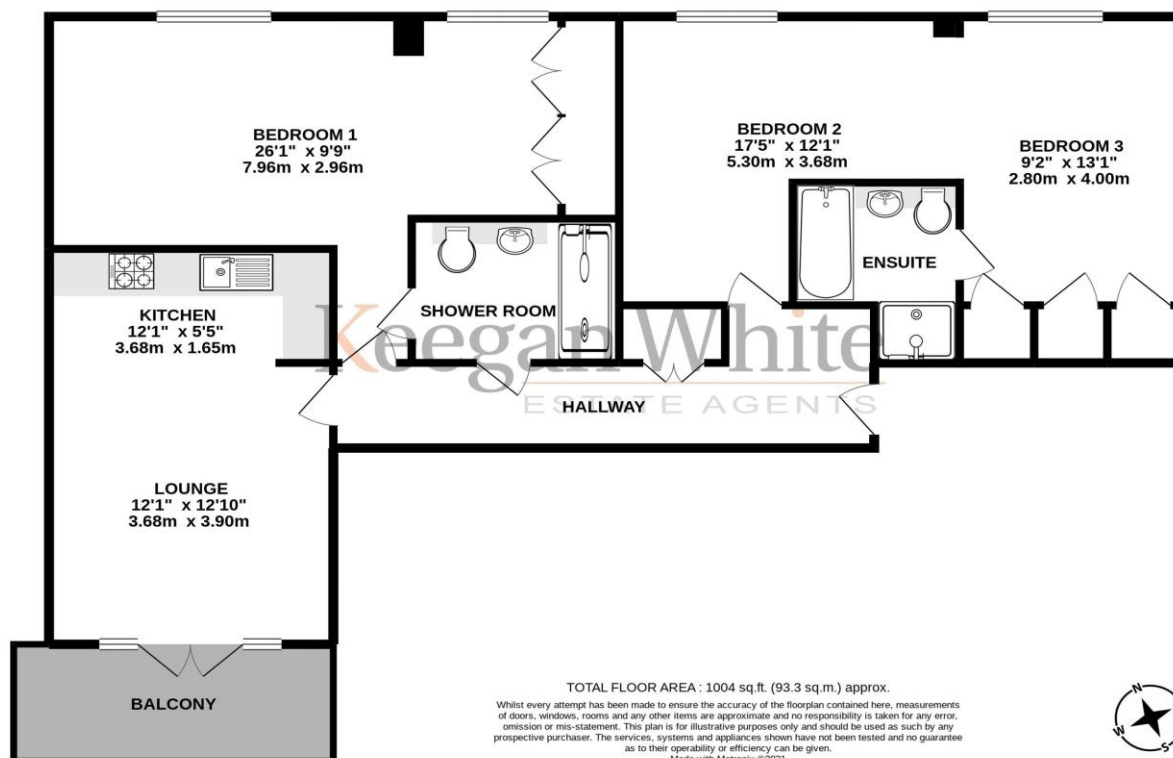
Built in 2008/09 we understand that there are approximately 112 years remaining on the lease.

Viewings are highly recommended and are being carried out following strict guidelines from Public Health England.





## FIRST FLOOR 1004 sq.ft. (93.3 sq.m.) approx.



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