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Flat 7 St Josephs House | £335,000



Features

- Modern Open Plan Living
- Rear Facing Balcony
- Contemporary Kitchen
- Gas Central Heating
- Two Shower Rooms
- Communal Gardens & Parking

At 76 sqm this is one of the largest two bedroom properties available and is the largest within this development. The communal front door is accessed by a video door entry system and leads into this communal hallway with stairs rising to upper floors. The apartment's front door opens into an expansive hallway that leads to all rooms and has a convenient cloaks cupboard. The kitchen living room is generous in its proportions with window to front aspect and a 'useable' balcony to the rear. The kitchen is

well appointed with a range of storage units above and below the worktop, with sink, integrated appliances and extractor hood above the hob. Both the main shower room and the ensuite have premium brand fittings and offer a contemporary finish. The bedrooms also differ to other apartments in their layout, with consideration given to wardrobing and space. Externally, there are communal gardens, and allocated car parking for one car. This is a 'turn key' sale with all furniture included in the price.

Flat 7 St Josephs House | 232B West Wycombe Road | High Wycombe | HP12 3AR



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West Wycombe Road has frequent buses into the town centre with its mainline railway station, with the fast trains on the Chiltern Line that take less than half an hour to get into London Marylebone. The town benefits from a wide range of retail shopping, leisure and hospitality venues to suit everyone's needs, including the Eden Centre, and the excellent Swan Theatre. The town has a host of clubs and societies, with an enviable new (2019) sports & leisure centre at Handy Cross. To the north is the popular Chiltern village of Downley; to the west is the famous St Lawrence Church with its golden ball at the top of it and the Wycombe Caves below. The idyllic historic village of West Wycombe is village is within walk distance along with miles of Chiltern countryside walks. High Wycombe has always drawn people from far

and wide who look to take advantage of its excellent commuting opportunities by rail as mentioned and by road with both Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys.

Other Information:

10 Year new building warranty.

Lease length 125 years.

Service charge circa £1,200 per annum.

Ground Rent - £0.

Predicted EPC Rating: B (88)



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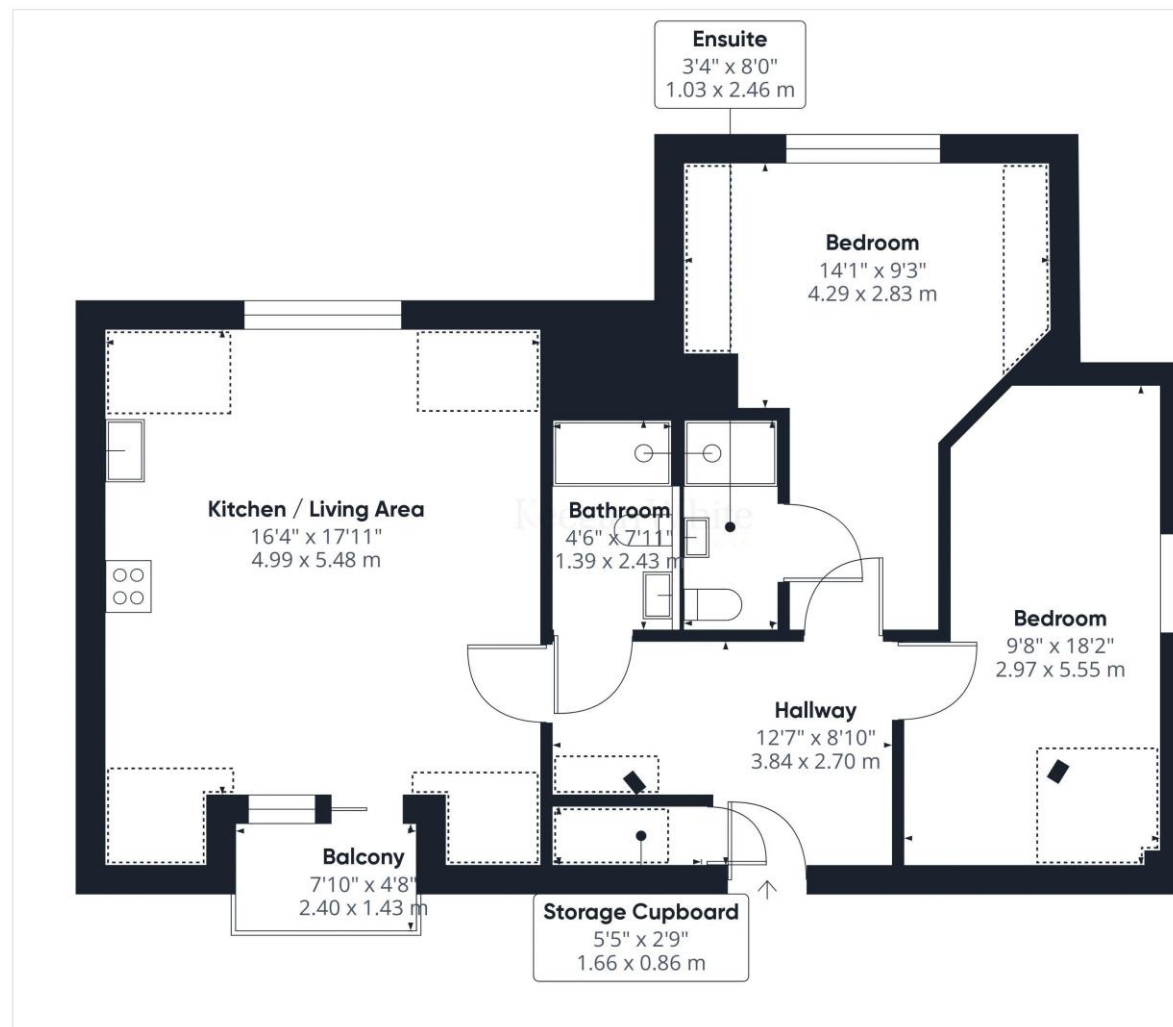


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Approximate total area⁽¹⁾

824.88 ft²
76.63 m²

Reduced headroom

119.26 ft²
11.08 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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