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Flat 3, St Josephs House | £325,000



Features

- Modern Open Plan Accommodation
- Large Private Ground Floor Terrace
- Contemporary Kitchen & Shower Room
- High Specification Finish
- Gas Central Heating
- 10 Year New Build Warranty

This spacious ground floor apartment offers double bedrooms, plenty of storage and an enclosed private garden. It has been constructed by the highly regarded local developer, Hester Homes, who are well known for their high attention to detail and excellent finish. This two bedroom ground floor apartment is in our opinion situated in the best development on the West Wycombe Road and offers contemporary living accommodation

providing; two double bedrooms, state of art shower room design, open plan layout with a high end fitted kitchen to one end, and the living area to the other, with bi-fold doors that open onto a large, private garden terrace.

At the rear of the development is the parking that is accessed through a coach style arch, and the landscaped communal gardens.



West Wycombe Road is one of the main routes into the centre of High Wycombe and therefore the public transport links are frequent into the town centre with its mainline railway station that has fast trains to London Marylebone in under half an hour. The town benefits from a wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, including the Eden Centre, the excellent Swan Theatre and the new sports 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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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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