



Wellesbourne House, Kingshill Crescent, High Wycombe HP13 5NF

This beautifully presented top floor apartment is located in the highly sought after Four Ashes, High Wycombe.



Entrance Hall

Entering the property you will find a long entrance hall with windows and a single door to one side overlooking and accessing the balcony.

Lounge / Diner

The large lounge/dining area is light and spacious due to its high ceilings and windows to the side aspect. There is carpeted flooring, wall lights and a radiator.

Kitchen

Open to the lounge/diner the kitchen has a good range of both wall and floor units providing ample storage. The kitchen also provides space for appliances, electric oven, gas hob with extractor above, a window to the side aspect and a tiled floor.



Bedroom One

The main bedroom has fitted wardrobes, carpeted flooring, French doors leading out to the balcony, a radiator and a door to the en-suite.

En-suite to Bedroom One

The en-suite offers a shower cubicle with electric power shower, a wash hand basin with tiled splash back, a low level W/C, a radiator and tiled flooring.

Bedroom Two

The second double bedroom has a window to the side aspect overlooking the balcony, carpeted flooring, a fitted wardrobe and a radiator.

Bathroom

The main bathroom offers a bath with mixer tap, shower over and shower screen. There is also a wash hand basin, low level W/C, tiling to the water sensitive areas and a radiator.



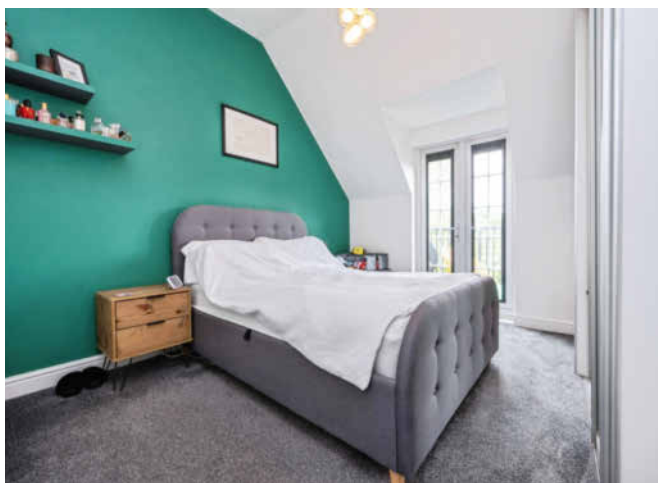
Outside

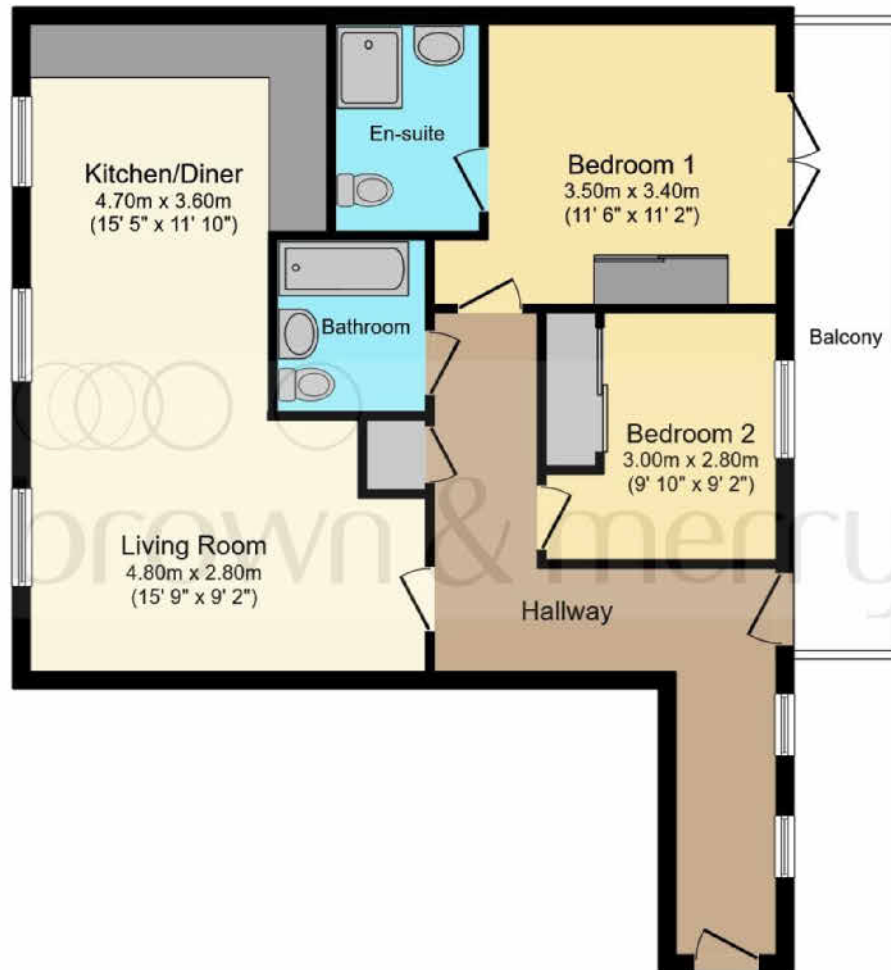
The apartment boasts a large balcony which can be accessed from both the entrance hall and bedroom one. Being on the top floor you enjoy uninterrupted views and privacy. On the ground floor you will find mature, landscaped communal gardens with allocated parking and a good amount of visitors parking.

Location

Kingshill Grange is built on the site of a former High School - Lady Verney Girls School. It's situated on the edge of High Wycombe and Four Ashes, backing onto open countryside. It's easy to get into town, but also easy to escape into the country. Wycombe Abbey private girls boarding school is on the doorstep of this fine family home. The school which has won multiple awards of excellence and is one of the most preferred private girl's schools in the country. State grammar schools are also well catered for. Wycombe High school for girls and John Hamden for boys which have both been rated outstanding. Alternatively, you have a large array of state schools, Nursery's, and Buckinghamshire New University all within a 10 minute drive.

For Commutes, the property is excellently well places for quick travel. High Wycombe train station, which is just over 1 mile away, serviced by Chiltern Railways allows direct access to London Marylebone in as little as 27 minutes. The M40 junction 4 is located under 1.5 miles away which gives access to the M25, M4 and Heathrow.





Total floor area 75.3 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wellesbourne House, Kingshill Crescent, High Wycombe HP13 5NF

Offering two bedrooms, with en-suite to main bedroom, a large private balcony, open plan living area and kitchen with fully fitted appliances . Further benefits include a loft, fitted wardrobes and parking directly in-front.

Price

£295,000

- Two Bedrooms
- Two Bathrooms
- Top Floor
- Large Balcony

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

Years left on lease: 110

Ground Rent: £350 Per An

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To find out more information or to arrange a viewing call

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