



1 Morris Mews Rugby Rise, High Wycombe

£275,000



Robertsons



# 1 Morris Mews Rugby Rise

High Wycombe, High Wycombe

A much improved ground floor apartment which enjoys a lovely view across the Kingsmead Playing Fields. The property has two double bedrooms, a refitted kitchen and bathroom with 'Jack and Jill' doors. The living room is spacious with double doors opening up onto the private patio. Other features include, gas central heating, double glazing, allocated parking and a communal garden area.

Council Tax band: C

Tenure: Leasehold

## Entrance hall

Spacious entrance hall, security entry phone, two large storage cupboards with shelving, radiator and wall thermostat.

## Kitchen

Refitted with multiple units, incorporating a stainless steel sink with mixer pull out tap, built in Hotpoint appliances including fridge/ freezer, induction hob with extractor fan, oven, washer dryer, concealed wall mounted combi-boiler and a brand new slimline dishwasher. Tiled flooring, window to front under cabinet lighting.

## Sitting room

Spacious living area, double doors to patio area, window to front, two radiators, TV and telephone point, dimmer switch

## Bedroom 1

Double bedroom, built in double wardrobe, door to bathroom, dimmer switch, TV point, window to side







### **Bedroom 2**

Double bedroom, built in wardrobe, radiator, dimmer switch and window to side

### **Bathroom**

Refitted bathroom with white suite comprising panelled bath mixer tap and shower attachment, low level W.C, wash hand basin with mixer tap and cupboards underneath, heated towel rail, shaver point, tiled throughout and door to entrance hall and bedroom 1

### **Communal gardens**

An area of private patio adjoins the flat with the remainder laid to lawn

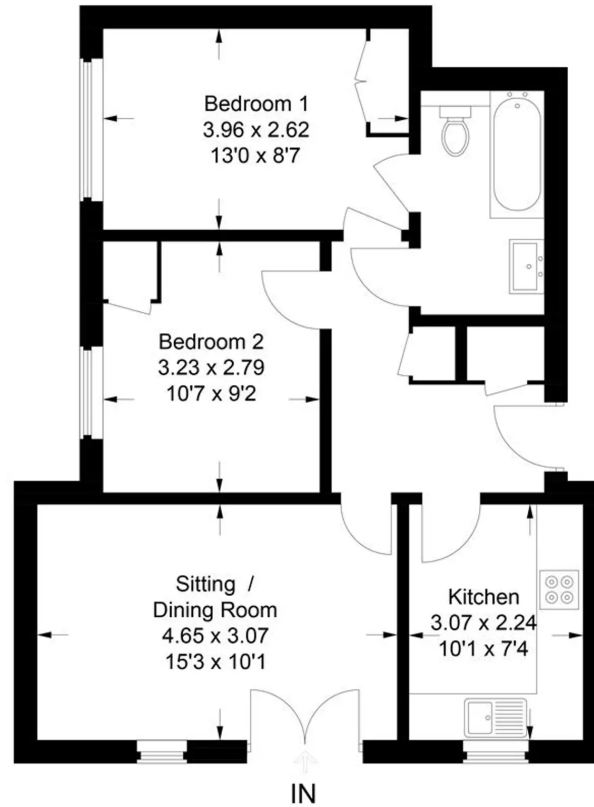
### **Parking**

There is one allocated parking space close to the flat and further visitors parking



# 1 Morris Mews

Approximate Gross Internal Area  
55.5 sq m / 597 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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