



## Princes Gate

High Wycombe

HP13 7WZ

Monthly Rental Of £1,300

- Spacious and Well Kept Second Floor Apartment
- Popular and Convenient Location
- Two Good Size Bedrooms and Modern Bathroom
- Good Size Lounge/Dining Room with Woodent Floors
- Double Glazing. Communal Grounds. Allocated Parking
- EPC: C Council Tax Band: C



T: 01494 358358

E: [lettings@wyeres.co.uk](mailto:lettings@wyeres.co.uk)

W: [www.wyeres.co.uk](http://www.wyeres.co.uk)

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## PROPERTY FACTS

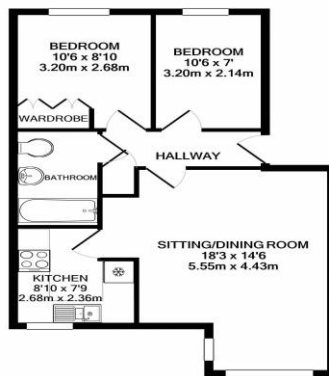
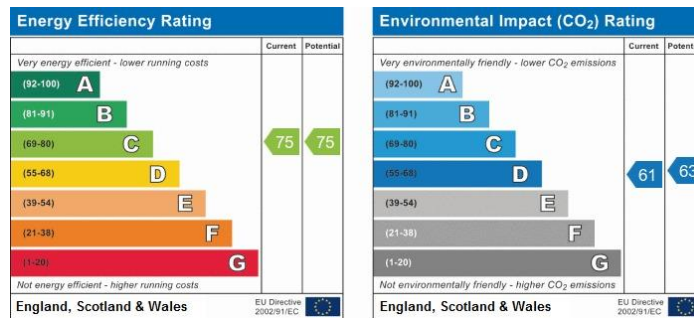
Situated in a popular and convenient location to the east side of the town and offering easy access to the station, a well presented two bedroom third floor flat which has double glazing and economy 7 heating. The property has a good size lounge/dining room with wood effect flooring, a modern fitted kitchen, two good size bedrooms and bathroom with a white suite and shower over bath. The development has well kept communal grounds and allocated parking. Available early July on an unfurnished basis.

## LOCATION FACTS

Less than one mile East of High Wycombe centre, part of well regarded Princes Gate. An approximate 10 minute walk from 25 minute London trains, local shops a few minutes walk as are frequent Heathrow buses and the 50 acre Rye park. Two M40 accesses are a 5/6 minutes drive.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and at the first mini-roundabout turn left into Gordon Road. At the traffic lights turn right into Princes Gate, proceed for a short distance turning second left and continue to the t-junction. Turn right, follow the road round to the left into the car parking area and the property is clearly indicated.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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