



Princes Gate, High Wycombe, Buckinghamshire, HP13 7WZ

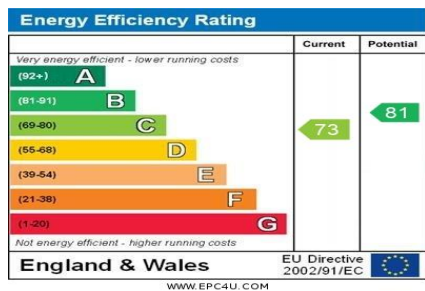
Well maintained, modern two-bedroom, two-bathroom apartment ideally located in a popular development close to town

Well Presented Second Floor Apartment | Two Good-Size Bedrooms With Fitted Wardrobes | En-Suite To Principle Bedroom | Security Entrance | Electric Heating | Sealed Unit Double Glazing | Entrance Hall With Heated Airing Cupboard And Storage | Large Lounge/Diner With Wide Bay Window | Fitted Kitchen | Allocated Parking | Communal Gardens

A well presented and spacious second floor apartment, ideally located for High Wycombe town centre and mainline train station. Offered to the market with no onward chain, the apartment provides modern living with two bedrooms, including an en-suite to the master, and an additional bathroom. The 17' lounge/dining room provides spacious and light accommodation and has a feature bay window with a separate modern fitted kitchen. Early viewing is recommended.

Price... £229,950

Leasehold



LOCATION

Part of the Princes Gate development that has proven consistently popular. Priestley Court is pleasantly located in a cul-de-sac on the edge of the development, about ten minutes' walk from 25-minute London Marylebone trains. The A40 is closer, along which operate frequent Heathrow buses and services into High Wycombe centre, under a mile away. The 50-acre Rye Park flanks part of the A40 and is an easy walk. Junctions 3 and 4 of the M40 are less than ten minutes drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road, towards London. Pass The Rye Park on the right and at the roundabout turn left in to Gordon Road. Turn first right in to Princes Gate and follow this road straight on until the small T junction. Turn right and Priestley Court is on the left.

ADDITIONAL INFORMATION

Leasehold; 102 Years remaining: Service charge; £1,157.56 per annum: Ground Rent; £150.00 per annum.

COUNCIL TAX

Band C

EPC RATING

C

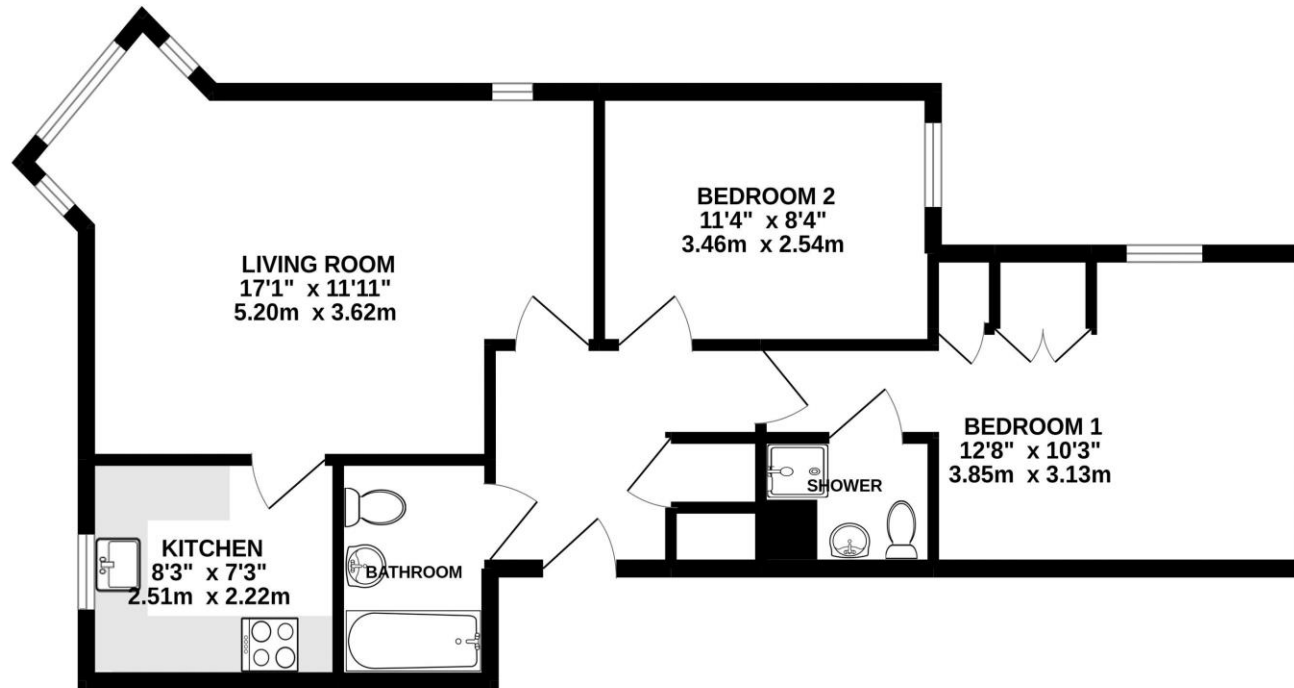
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership