



Queen Alexandra Road, High Wycombe, Buckinghamshire, HP11 2HB

We are delighted to offer for sale this well presented one-bedroom first-floor apartment situated in the highly regarded development of Alexandra Park.

Secure Entry-Phone System | Communal Entrance Hall | First Floor Landing | Front Door | Entrance Hall | Dual Aspect Lounge/Dining Room | Good-Size Balcony | Modern Fitted Kitchen | Double Bedroom | Modern Family Bathroom | Electric Heating | Double-Glazed Windows | Allocated Car Parking Immediately Outside The Entrance | Additional Visitors Provision | Highly Regarded Development | 92 Year Lease | Short Walk To Town & Railway Station | Good Condition Throughout | Ideal First Time Or Investment Purchase |

We are delighted to offer for sale this well presented one-bedroom, first-floor apartment situated in the highly regarded development of Alexandra Park. The property has been well-maintained by the current owners and has a secure entry-phone system, entrance hall, a bright dual aspect lounge/dining room with access to the good-size balcony, modern fitted kitchen, double bedroom and modern family bathroom. Heated by electric heating and with double-glazed windows, the parking is allocated with a visitor's provision. Located a very short walk from High Wycombe town centre and railway station the property would make an excellent first time or investment purchase.

Price... £176,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	73	80
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
Not energy efficient - higher running costs		
G		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

Alexandra Park is part of a hugely popular development in the centre of High Wycombe. The town has a good range of leisure and shopping facilities, a frequent train service to London Marylebone and buses to Heathrow. The M40 at junction 4 is reached in 5 minutes. The Thames-side town of Marlow is approximately 5 miles away.

DIRECTIONS

From the roundabout at the bottom of Marlow Hill (A404) turn left past Office Outlet onto Queen Alexandra Road. Pass the hospital on the left and the turn for Alexandra Park can be found on the left-hand side. Once in the development bear to the left. Number 67 can be found in front of you.

ADDITIONAL INFORMATION

Leasehold; 92 Years remaining: Service Charge; £2244.00 Per annum: Ground Rent; £260.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

C

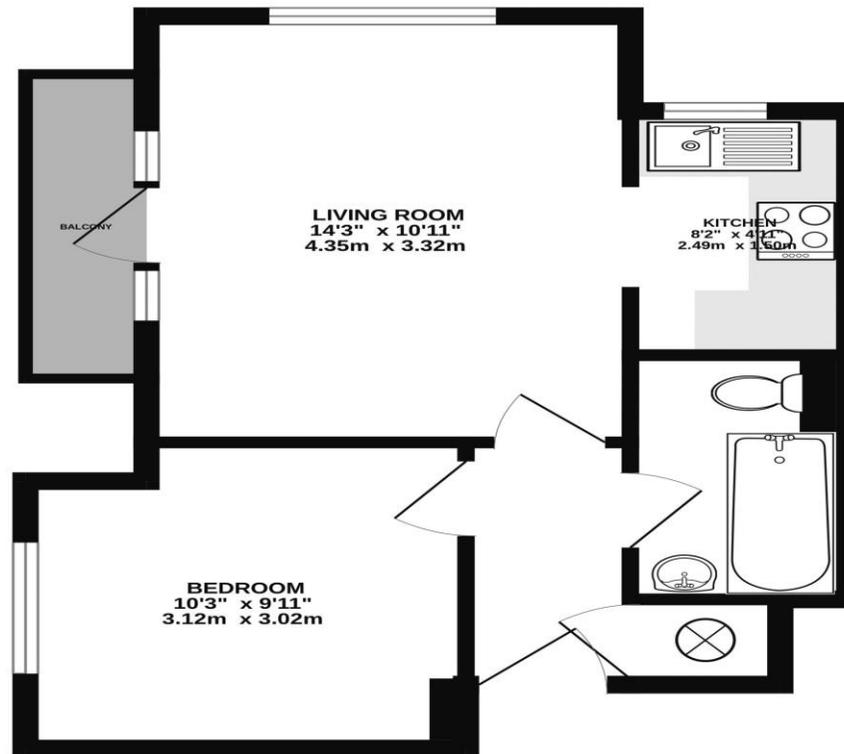
MORTGAGE

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.

FIRST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 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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The **wye** Partnership