

Shrubbery Road, High Wycombe, Buckinghamshire, HP13 6PW

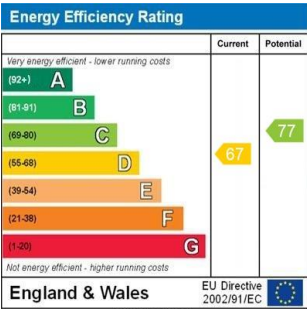
*A spacious and beautifully presented apartment close to station and town centre.*

| Spacious and Beautifully Presented Top Floor Apartment | Bright and Airy South Facing Accommodation | Close to Station and Town Centre | Communal Hall with Secure Entry | Entrance Hall | Large Lounge With South Facing Picture Window | Refitted Kitchen | Two Double Bedrooms | Modern Refitted Bathroom | Double Glazed Windows | Balcony from Bedroom 2 | Electric Heating | Garage | Communal Grounds |

A spacious & beautifully presented top floor apartment offering light and airy accommodation, enjoying far reaching views. The apartment has a modern fitted kitchen and bathroom, both with underfloor heating, and was rewired, along with a new heating system being installed, in recent years. Situated in a highly regarded location within a short distance of town centre amenities and within walking distance of the train station. The spacious accommodation has a communal hall with secure entry, entrance hall, 19' living room, kitchen, two double bedrooms, bathroom, double-glazing, electric heating, garage, communal gardens. Viewing is strongly recommended.

**Price... £275,000**

*Freehold*



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### LOCATION

Situated just off Amersham Hill within a few minutes' walk from High Wycombe station with 25-minute London Marylebone trains. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance, and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a 5-minute drive.

### DIRECTIONS

From our office in Crendon Street, ascend the hill continuing onto Amersham Hill. Take the second left into Shrubbery Road where the block can be located on the left-hand side.

### ADDITIONAL INFORMATION

Share of Freehold. 944 Years remaining on Lease. Service Charge is currently £1900 per annum. Zero Ground Rent

### COUNCIL TAX

Band C

### EPC RATING

D

### MORTGAGE

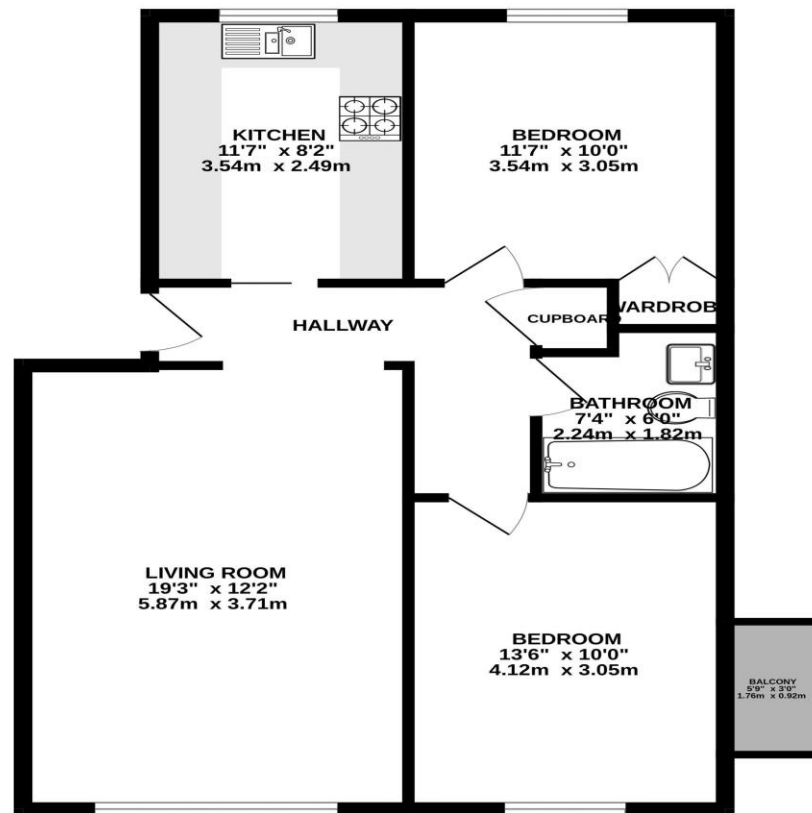
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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*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.*

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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