





## Flat 2

Ridgeway Heights Ridge Way, High Wycombe

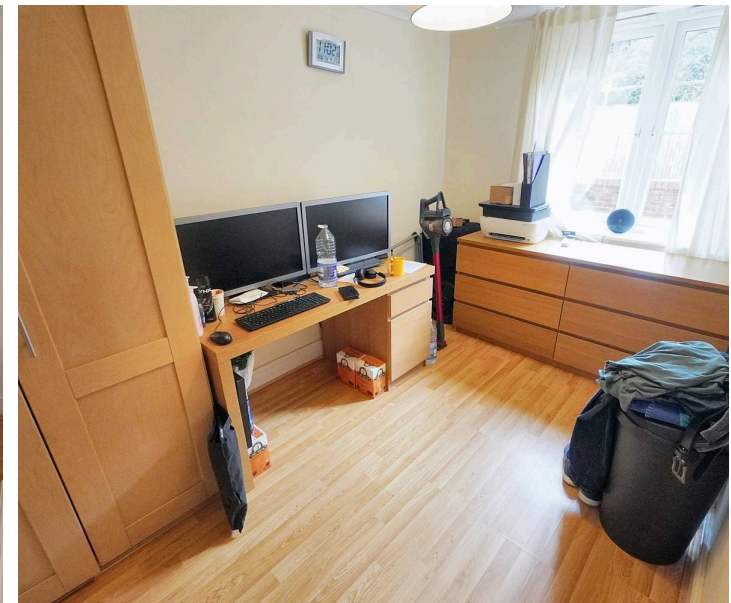
- Entrance Hall, Large Living Room, Kitchen, Two Bedrooms
- Bathroom & Ensuite Shower Room, Gas Radiator Heating
- Double glazing, Private Enclosed Garden Area, Allocated Parking
- Well Maintained Communal Gardens, No Onward Chain
- Small Residential Development In Highly Regarded Area

Approximately 1 mile North of the town centre which provide 25-minute London Marylebone trains and frequent Heathrow buses. The Royal Grammar School is a short walk and other facilities are quickly reached including buses into town. Open countryside is a few minutes walk and two M40 junctions are less than 15-minutes drive

Council Tax band: C

Tenure: Leasehold; 106 Years remaining: Service Charge; £1710.80 Per annum: Ground Rent; £300.00 Per annum

EPC Energy Efficiency Rating: C

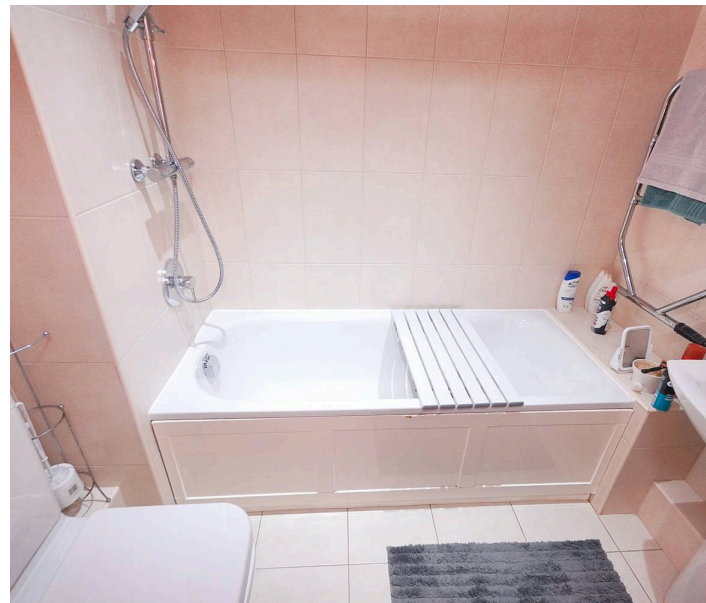




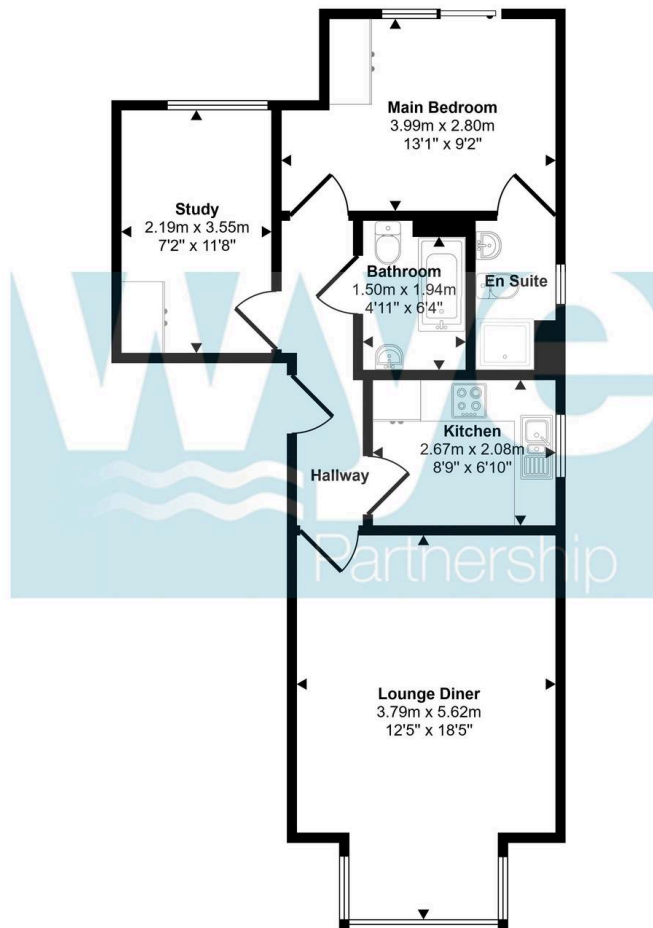
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A spacious ground floor apartment in a highly sought after location to the north of High Wycombe. Convenient for the town centre and just a short walk to open countryside, the accommodation briefly comprises; communal entrance hall, entrance hall, large living room, kitchen, two bedrooms, bathroom & ensuite shower room, gas radiator heating, double glazing, private enclosed garden area, well maintained communal gardens, allocated parking. Offered to the market with no onward chain.



Approx Gross Internal Area  
56 sq m / 605 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership High Wycombe

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