



**FORD & PARTNERS**

ESTATE AGENTS



Bartlett Crescent High Wycombe HP12 3DY



**Bartlett Crescent High Wycombe HP12 3DY**

**Guide price £260,000**

Situated in a sought-after development, this recently built two double bedroom, two-bathroom apartment offers contemporary living with stunning balcony views across beautiful parkland.

## Description

Upon entering, you're welcomed into a central hallway that leads to all main areas of the home. To your right is the spacious second bedroom, while further along, you'll find the stylish family bathroom and the generously sized principal bedroom, complete with fitted wardrobes and a sleek en-suite shower room.

The heart of the home is the bright and airy open-plan kitchen, dining, and living area, perfect for both relaxing and entertaining. The modern kitchen is fully equipped with integrated appliances, including a fridge freezer, dishwasher, oven, gas hob, extractor fan, and washing machine.

Additional features include gas central heating, UPVC double glazing throughout, allocated parking, and the benefit of a long 250-year lease.

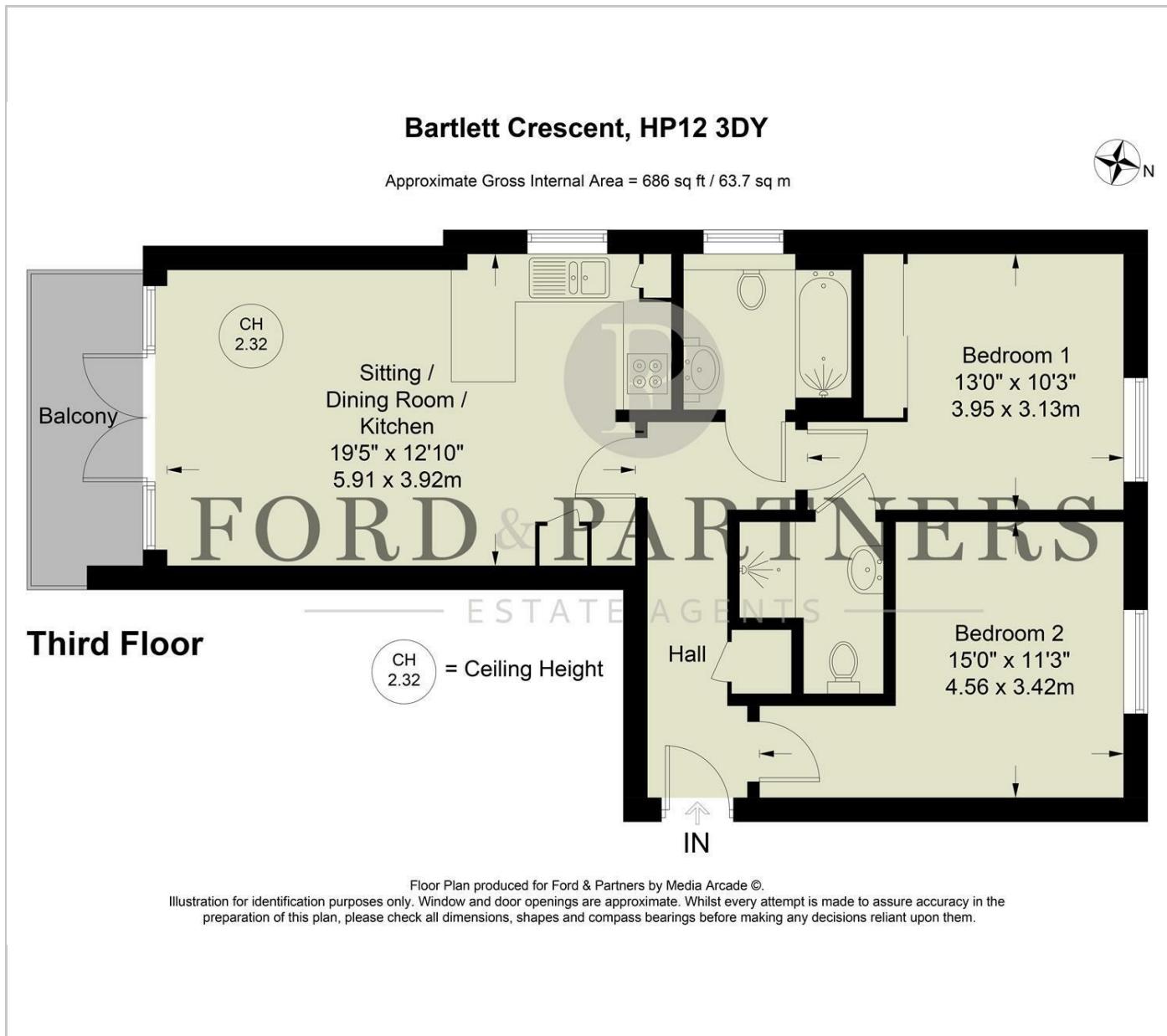
## Situation

Located in High Wycombe, the apartment enjoys an ideal blend of town convenience and green surroundings. The nearby Eden Shopping Centre offers a variety of high-street retailers, a Cineworld cinema, and numerous cafés and restaurants. Dining options range from local favourites like The Grouse & Ale and The Squirrel to the popular Bombay Palace.

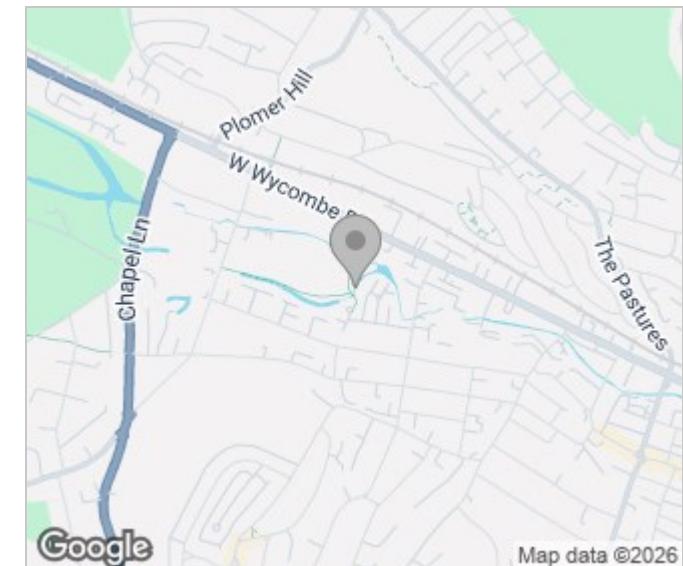
For commuters, High Wycombe Station provides direct trains to London Marylebone in under 30 minutes, and excellent road links via the M40 offer easy access to Oxford, Birmingham, and London. Nature lovers will appreciate nearby attractions such as The Rye Park and Hughenden Manor, perfect for weekend strolls or family outings.



## Floor Plans



## Area Map



## Energy Performance Graph

### Energy Efficiency Rating

