

wye Partnership

Flat 23, Peddle Court West End Road, High Wycombe, HP11 2AT

£199,950

Flat 23

Peddle Court West End Road, High Wycombe

- A Spacious Contemporary Top Floor Apartment
- Two Bedrooms, Bathroom Plus En-Suite Shower Room
- Gated Development Within 3-4 Minutes Walk From The Eden Centre
- Secured Allocated Parking, Communal Gardens
- Electric Heating, Double Glazing
- Long Lease, No Onward Chain

Part of a striking gated development just a few minutes walk from Eden town centre. High Wycombe train station offers fast, under 30 minute trains to London Marylebone, as well as services to Birmingham and Oxford. The 50 acre Rye park is within a 10 minutes walk and junction 4 of the M40 is a 5 minute drive. The Handy X Hub is a similar distance providing local and national coach and bus services

Council Tax band: C

Tenure: Leasehold; 133 Years remaining: Service Charge; £2504.00: Per annum: Ground Rent; £200.00 Per annum

EPC Energy Efficiency Rating: C







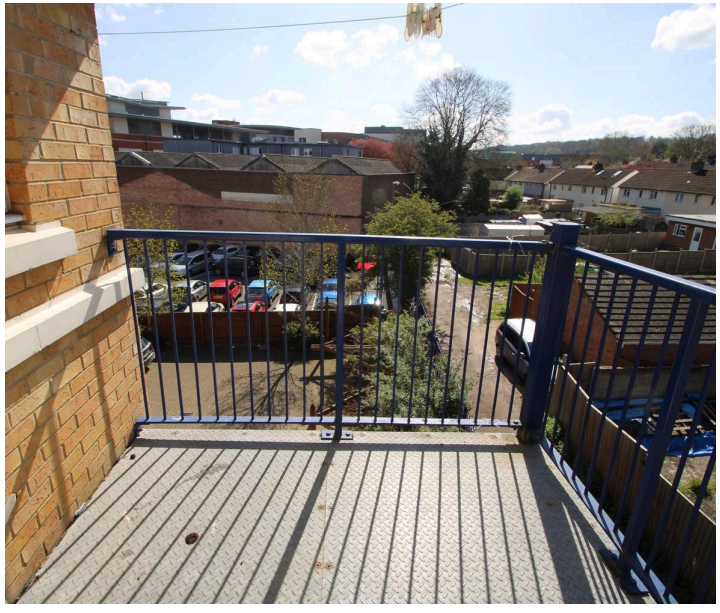
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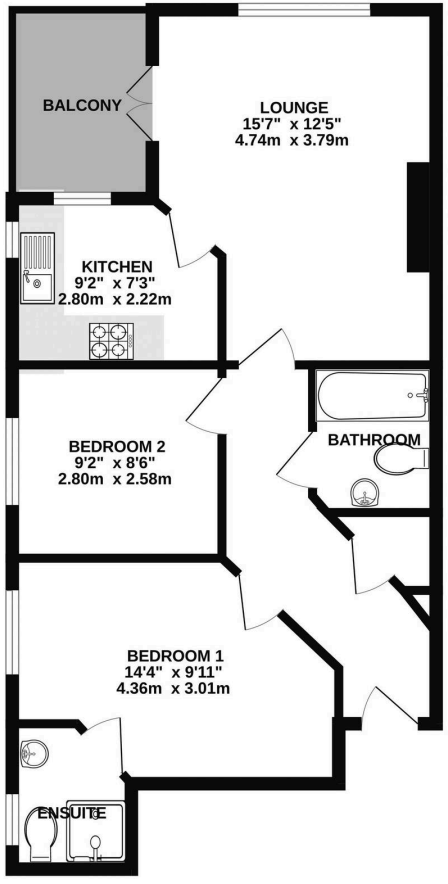
This spacious and contemporary top floor apartment offers modern living within a sought-after gated development, ideally positioned just a short 3 to 4 minute walk from the Eden Centre. The property features two well-proportioned bedrooms, a stylish main bathroom and an en-suite shower room to the principal bedroom. The open-plan living and dining area is light-filled and versatile, complemented by a sleek fitted kitchen with integrated appliances. Residents benefit from secured allocated parking within the development, as well as access to well-maintained communal gardens. The flat is offered with a long lease and is available with no onward chain, making it an excellent choice for both first-time buyers and investors seeking a ready-to-move-in property. With its prime location close to the wide range of shops, restaurants and amenities of the Eden Centre, as well as excellent transport links nearby, this apartment combines convenience, security and style in one attractive package. Early viewing is highly recommended to appreciate the quality and appeal of this superb home.







TOP FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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 High Wycombe

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