

wye Partnership

35 Green Hill Gate, High Wycombe, HP13 5QG

£220,000

35 Green Hill Gate

High Wycombe

- A Well Presented Ground Floor Apartment In A Popular Location
- Convenient For Town Centre & Close To Hughenden Park
- Entrance Hall, Two Double Bedrooms, Kitchen/Dining Room
- Bathroom, Living Room With Direct Access to Communal Gardens
- Double Glazing, Gas Radiator Heating
- Viewing Highly Recommended

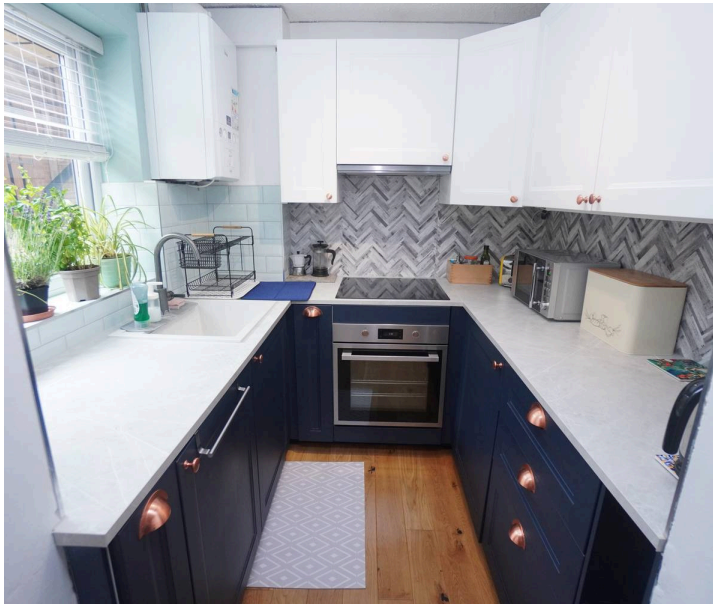
The property is situated approximately one mile from the town centre of High Wycombe which has access to a wide variety of shopping, leisure and hospitality facilities as well as the mainline train station to London, Birmingham and Oxford, extensive bus routes and motorway links.

Council Tax band: B

Tenure: Leasehold; 139 Years remaining: Service Charge; £2044.29 Per annum: We are advised that there is no Ground Rent charge.

EPC Energy Efficiency Rating: C



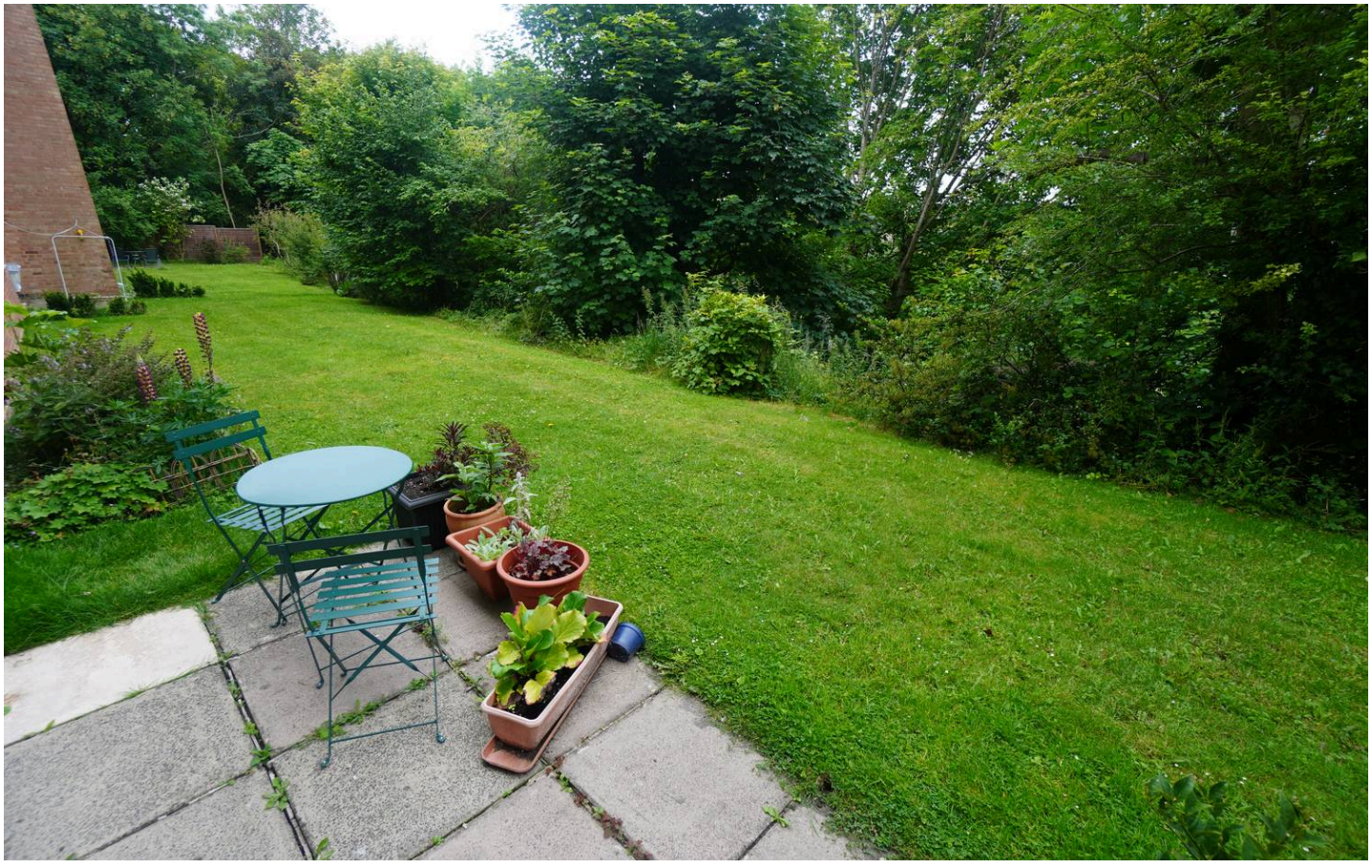


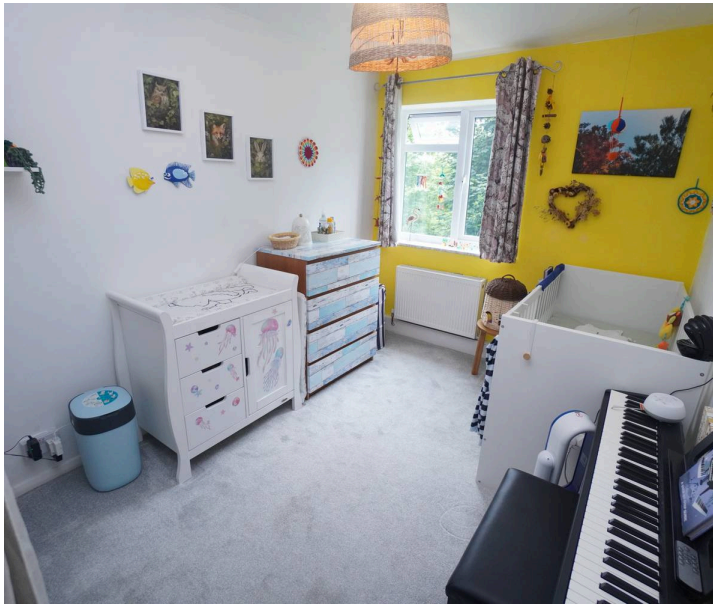


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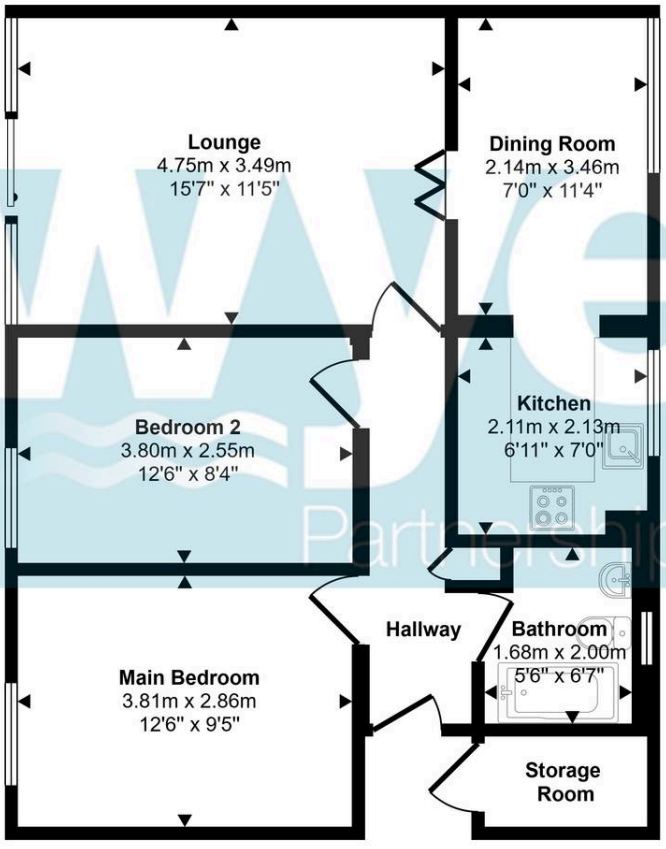
This well presented ground floor apartment offers an excellent opportunity for those seeking a comfortable and conveniently located home. Situated in a popular area close to the town centre and within easy reach of Hughenden Park, this spacious flat features an inviting entrance hall leading to two generously sized double bedrooms. The kitchen and dining room provide a practical and sociable space, ideal for both every-day living and entertaining. The bright living room benefits from direct access to the communal gardens (perfect for those who appreciate a pleasant outlook). A modern bathroom completes the accommodation, ensuring convenience and functionality. The property further benefits from double glazing and efficient gas radiator heating, contributing to a warm and energy-efficient environment throughout the year. With its desirable location, well proportioned rooms, and thoughtful layout, this apartment is perfectly suited to first time buyers, professionals, or those looking to downsize. Viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.







Approx Gross Internal Area
63 sq m / 683 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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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.