



## 26 The Pentlands

High Wycombe, High Wycombe

- Nicely Appointed Ground Floor Apartment in Sought After Location
- Well Presented and Offering Vacant Possession
- Reception Hall, Lounge and Modern Fitted Kitchen
- Two Bedrooms, Bathroom with White Suite
- Economy 7 Electric Heating, Double Glazing, Share of Freehold
- Well Kept Communal Grounds and Allocated Parking

Set in a cul-de-sac approximately 2.5 miles East of High Wycombe centre which provides 25 minute London Marylebone trains as well as direct links to Oxford and Heathrow. Frequent buses operate along the A40 London Road which is just a short walk, as is the large Kingsmead Park, home to High Wycombe Rugby Club. Surrounding countryside is close by and the M40 is within a few minutes drive.

Council Tax band: C

Tenure: Share of Freehold; 980 Years remaining on lease: Service Charge; approximately £1400.00 Per annum: There is no Ground Rent charge

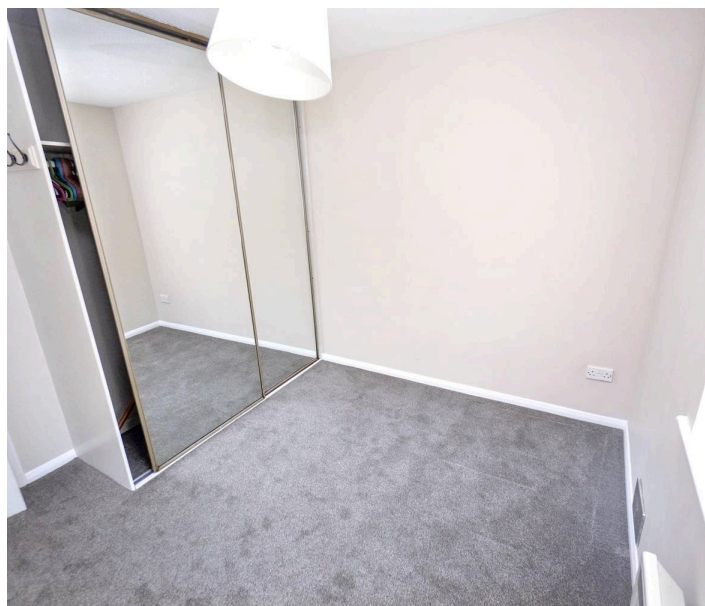
EPC Energy Efficiency Rating: D



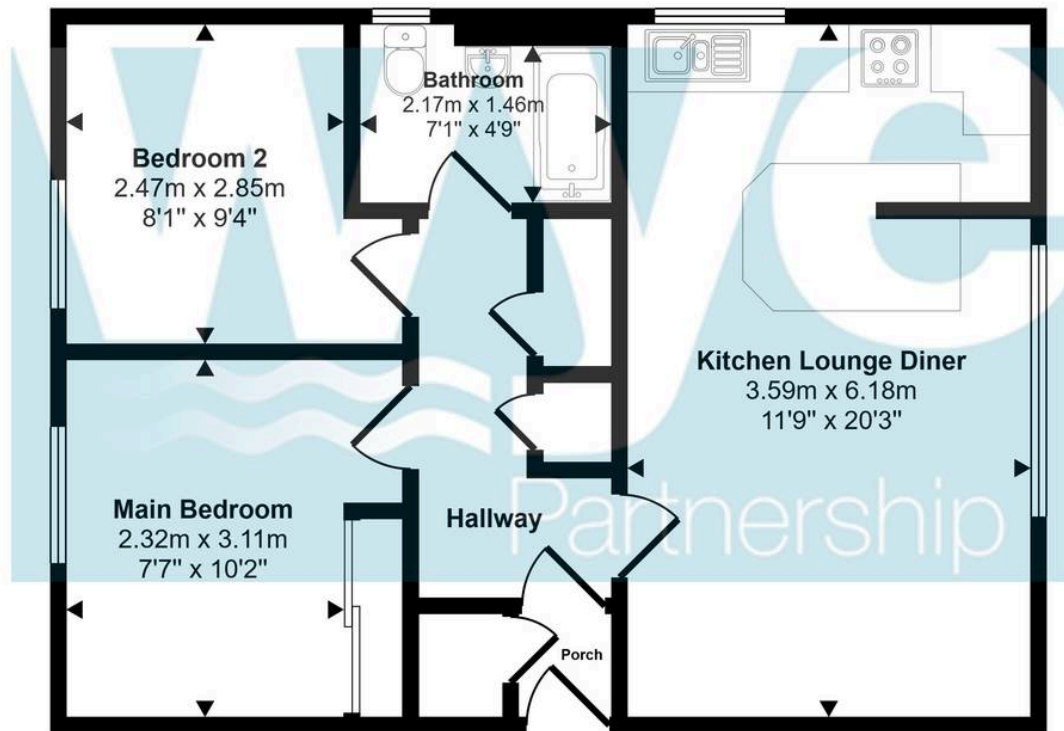
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This well presented two bedroom ground floor apartment is situated in a highly sought after location, offering vacant possession and a share of freehold. The property features a spacious lounge which opens in to a modern fitted kitchen, equipped with contemporary units and ample worktop space, making it both practical and stylish. There are two bedrooms along with a bathroom fitted with a white suite for a clean and fresh finish. Additional benefits include Economy 7 electric heating and double glazing, ensuring energy efficiency and year round comfort. Residents enjoy access to well kept communal grounds, creating an attractive setting for the building. Allocated parking is provided, offering convenience for homeowners and visitors alike. This apartment presents an excellent opportunity for first time buyers, downsizers or investors seeking a low maintenance home in a desirable area with good local amenities and transport links. Early viewing is highly recommended to fully appreciate the quality and appeal of this property.



Approx Gross Internal Area  
52 sq m / 562 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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