

wye Partnership

Flat 3, 187 West Wycombe Road, High Wycombe, HP12 3AF

£215,000

Flat 3

187 West Wycombe Road, High Wycombe

- A Well Presented Ground Floor Apartment With Private Entrance
- Entrance Hall, Living Room, Kitchen, Two Bedrooms, Bathroom
- Double Glazing, Electric Heating, Well Maintained Communal Gardens
- Benefits From Direct Access To Private Courtyard Style Garden
- Allocated Parking Space, OFFERED WITH NO ONWARD CHAIN
- Popular Location To West Of High Wycombe, Convenient For Town & Train Station

Situated less than 1 mile from the town centre to the west and having a choice of convenience stores within walking distance, which cater for all day to day needs, located on a bus route yet only a 15-minute walk to the town centre makes this an ideal location. High Wycombe train station offers fast trains into London Marylebone as well as Birmingham & Oxford. The town centre offers an array of shopping facilities as well as entertainment, hospitality and leisure outlets. There are also open playing fields close by and the historic village of West Wycombe is not too far away.

Council Tax band: B

Tenure: Share of Freehold; Lease 966 Years remaining: Service Charge; TBC. We are advised that there is no Ground Rent charge.

EPC Energy Efficiency Rating: E







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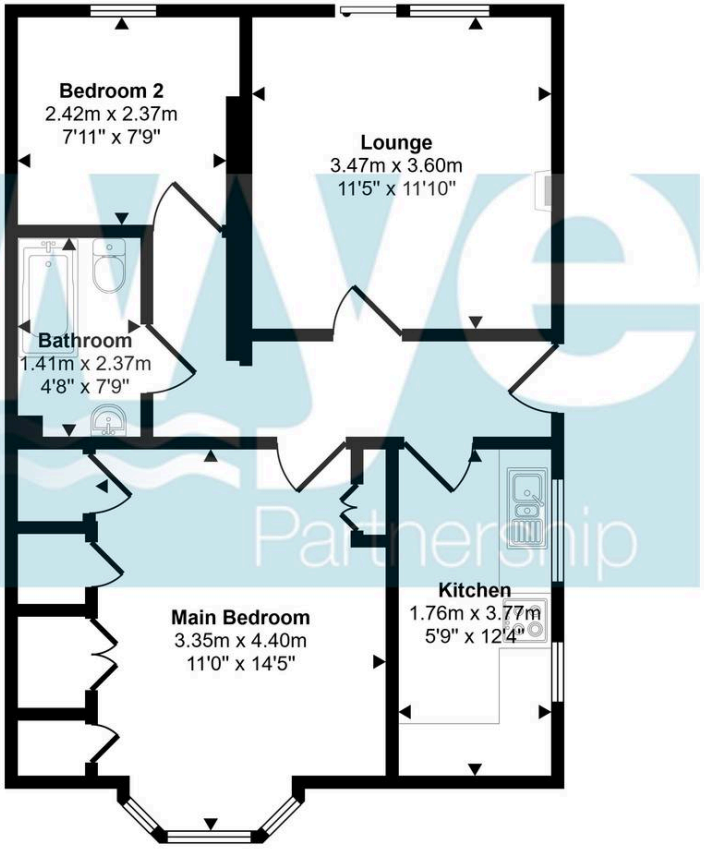
This well presented two bedroom ground floor apartment is situated in a popular location to the west of High Wycombe, conveniently placed for access to the town. Offered with no onward chain, the property benefits from its own private courtyard style garden and two allocated parking spaces. The accommodation comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom. The living room provides a comfortable space for relaxing with doors directly out to the private garden, while the separate kitchen offers a practical area for everyday cooking. The two bedrooms provide flexibility for a range of needs, whether as sleeping accommodation, a guest room or a space for working from home. A bathroom serves the apartment, and the entrance hall provides access to the accommodation. Further features include double glazing and electric heating. The ground floor position and private entrance add to the appeal of this apartment, which offers a straight forward layout and a convenient setting for those looking to live within reach of High Wycombe town. Allocated parking space, the property may appeal to first time buyers, those looking to downsize or purchasers seeking an apartment in a popular residential location. Viewing is recommended to appreciate the accommodation on offer. NO ONWARD CHAIN.







Approx Gross Internal Area
56 sq m / 600 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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