



5 Kennedy Avenue

High Wycombe

- Beautifully Presented First Floor Apartment
- Highly Sought After Development in Prime Location
- Being Sold for 75% at of Full Value (Criteria to Purchase Applies)
- Good Size Lounge with Open Plan Fitted Kitchen
- Two Large Bedrooms and Family Modern Bathroom
- Gas Central Heating and Double Glazing

Situated on the immensely popular Pine Trees development, which is in a prime residential location, ideally located for the town centre, Junction 4 of the M40 motorway and a wide range of major shopping outlets and supermarkets as well as leisure facilities and cinema. The town centre offers a vast array of retail outlets & hospitality venues as well as a mainline railway link to London and the north.

Council Tax band: C

Tenure: Leasehold; 125 year lease from 1st January 2015: Service Charge; £2170.00 Per annum: Ground Rent; £380.68 Per annum

EPC Energy Efficiency Rating: B



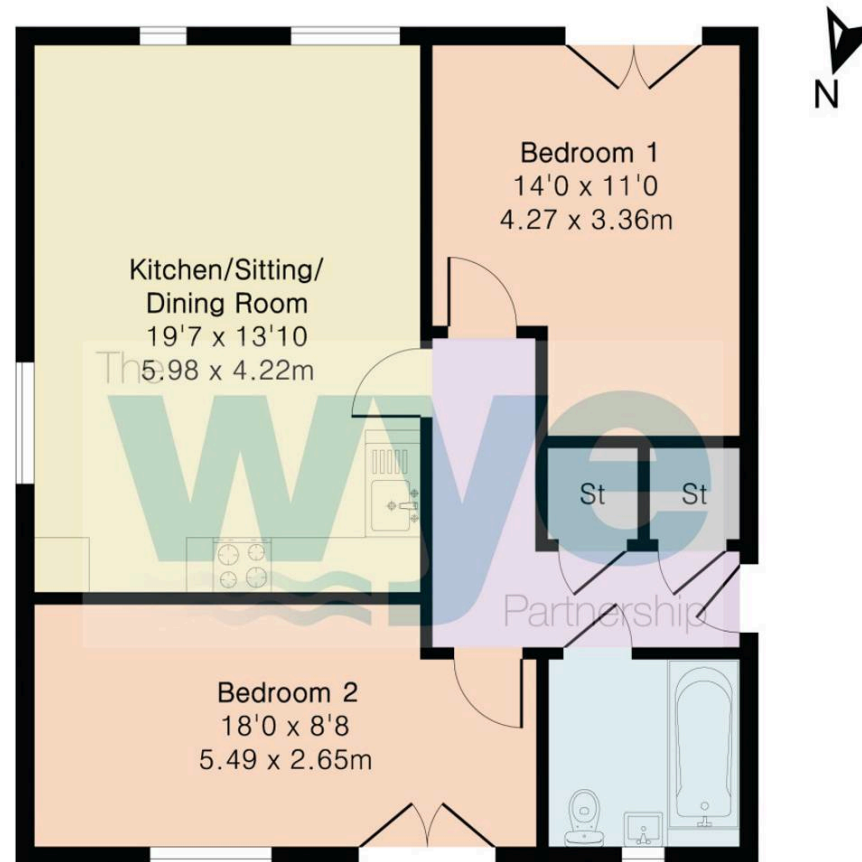
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This beautifully presented first floor apartment offers an exceptional opportunity to secure a stylish and spacious two bedroom flat within a highly sought after development, ideally situated in a prime location with convenient access to local amenities, transport links, and reputable schools. **The property is being sold at 75 percent of its full market value under a local authority scheme (with specific criteria to purchase applying), making it an attractive proposition for eligible buyers seeking a contemporary home at a competitive price.** Upon entering, you are welcomed into an entrance hall leading through to a good size lounge, which seamlessly flows into an open plan fitted kitchen. The kitchen is thoughtfully designed with modern units, integrated appliances, and ample worktop space, creating a perfect setting for every-day living. Both bedrooms are impressively proportioned, offering plenty of space for furniture and storage, while the family bathroom is finished to a high standard with contemporary fixtures, a full size bath with shower over, and stylish tiling. The apartment benefits from gas central heating and double glazing throughout. Neutral décor and quality flooring enhance the sense of light and space, allowing new owners to move straight in and add their own personal touches. Additional features include secure entry, well maintained communal areas, and allocated parking. This property is a modern, well appointed home in a desirable development, and early viewing is highly recommended to avoid disappointment.



Approximate Gross Internal Area 727 sq ft - 68 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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