



4 College Court Easton Street, High Wycombe HP11 1WP
£265,000

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High Wycombe

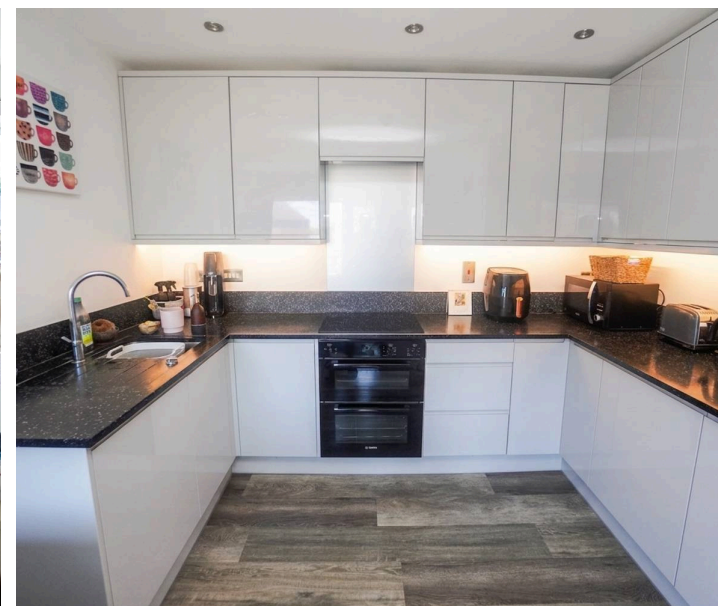
- Two Double Bedrooms
- En Suite Shower Room
- Private Balcony
- Gas Central Heating
- Short Walk Of High Wycombe Train Station
- 117 Year Lease

Located off of Easton Street is College Court. A well-connected central High Wycombe location close to the train station which provides 25 minute trains into London Marylebone as well as Birmingham and Oxford. The property is just a 2-minute walk to all the town centre shops, supermarkets, cinema, cafes and restaurants, making it ideal for commuters, professionals, and convenient modern living. Council Tax band: C

Tenure: Leasehold 117 Years remaining: Service charge £900 every 6 months: Ground rent £295 per annum

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



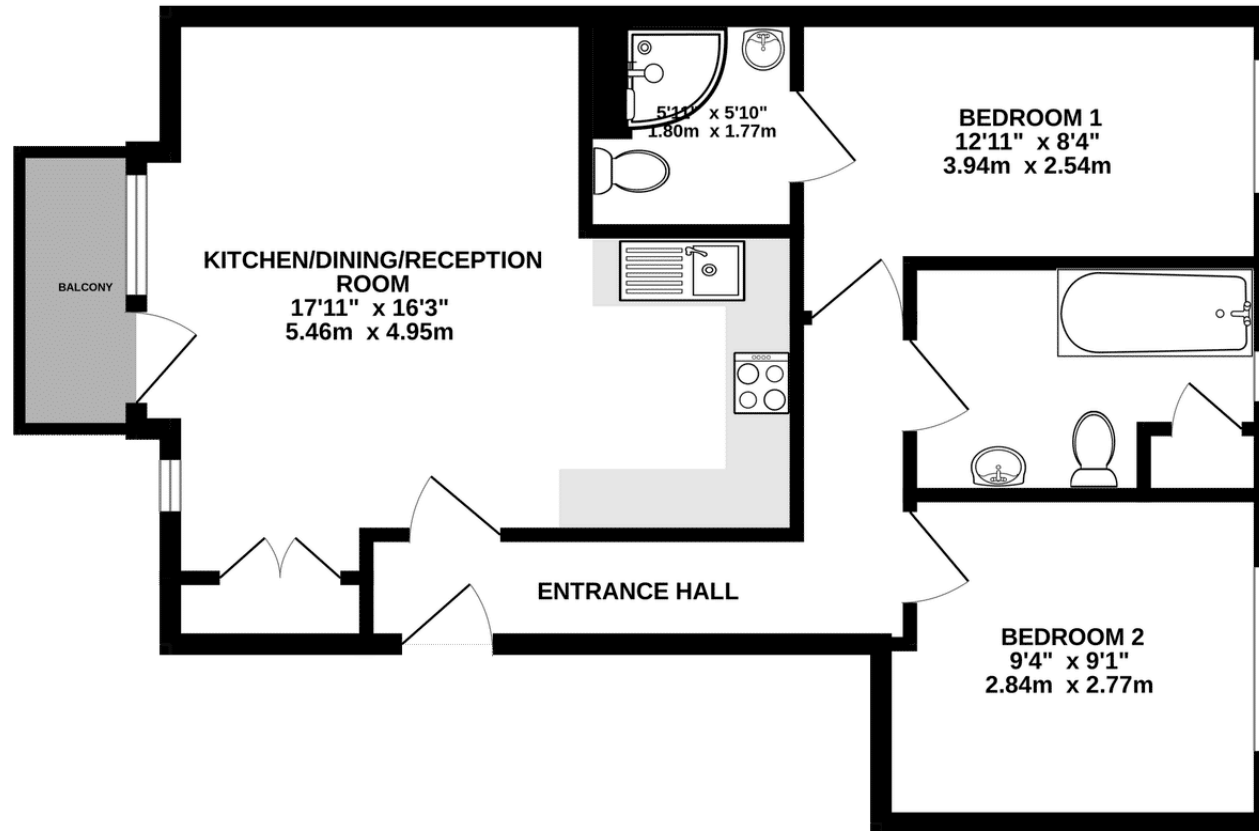
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This well-presented two-bedroom flat offers a fantastic opportunity for first-time buyers or investors seeking a modern home within easy reach of High Wycombe's amenities. The property features two spacious double bedrooms, including a principal bedroom with an en suite shower room for added convenience. The open-plan living and dining area is filled with natural light and provides direct access to a private balcony, perfect for relaxing or entertaining guests. The contemporary kitchen is fitted with integrated appliances and ample storage. Additional benefits include gas central heating, double glazing, and secure entry to the building. The flat is located just a short walk from High Wycombe train station, offering excellent transport links to London and surrounding areas. With an over 100-year lease remaining, this property provides peace of mind for long-term ownership. The well-maintained communal areas and lift access further enhance the appeal of this attractive flat. Whether you are looking for a conveniently located home or a sound investment, this property combines modern living with exceptional connectivity and comfort. Viewing is highly recommended to fully appreciate all that this superb flat has to offer.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



The Wye Partnership High Wycombe

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