



**Flat 10, Davies Court Carrington Road, High Wycombe, HP12 3JF**

**£189,950**

# Flat 10

Davies Court Carrington Road, High Wycombe

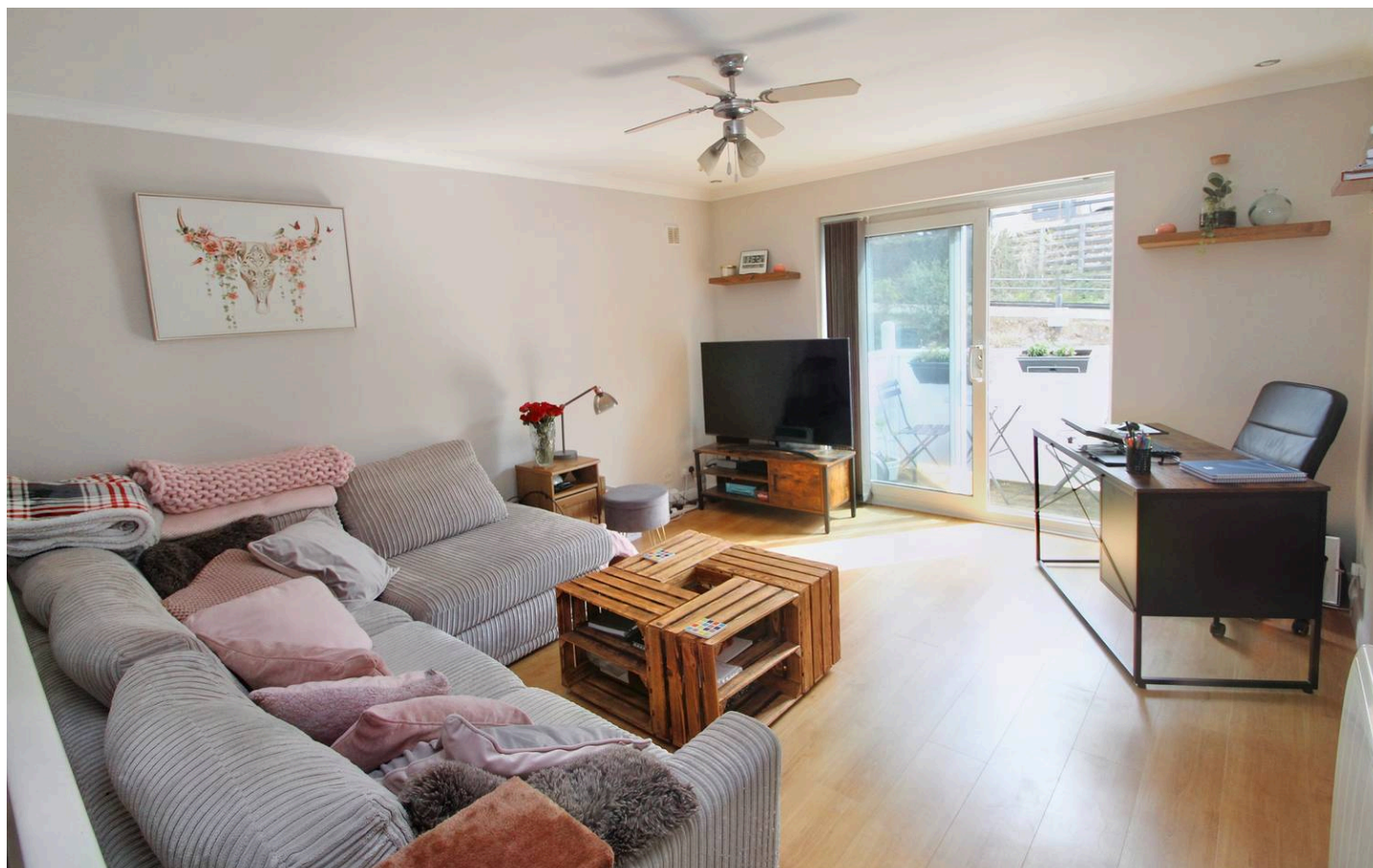
- Good Size Modern Fitted Kitchen/Breakfast Room
- Large First Floor Lounge/Dining Room
- Replacement Electric Heating Throughout
- Double Glazed Windows
- First Floor Balcony
- Long Lease, Low Charges
- Allocated Parking
- Ideal First Time Purchase Or Investment Purchase

Located at the end of a no through road and adjacent to a Nature Reserve, yet only a mile and a half from the town centre. The town offers a wide selection of shopping, hospitality and travel facilities including a mainline rail link to London and the North. Access to the motorway at Junction 4 of the M40 is approximately two and a half miles away.

Council Tax band: B

Tenure: Leasehold; 970 Years remaining: Service Charge; £1548.00 Per annum: Ground Rent; £25.00 Per annum

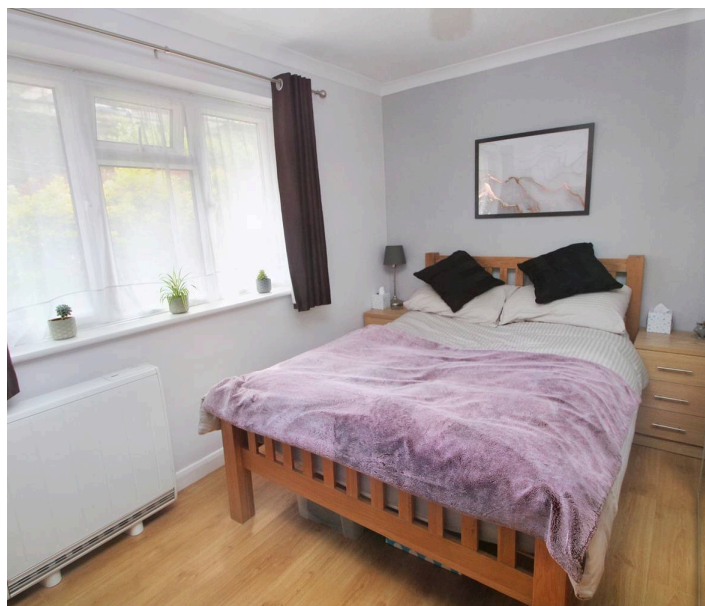
EPC Energy Efficiency Rating: D

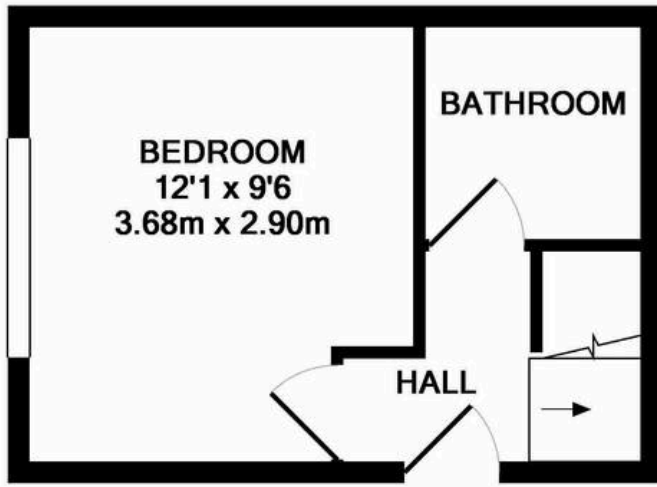


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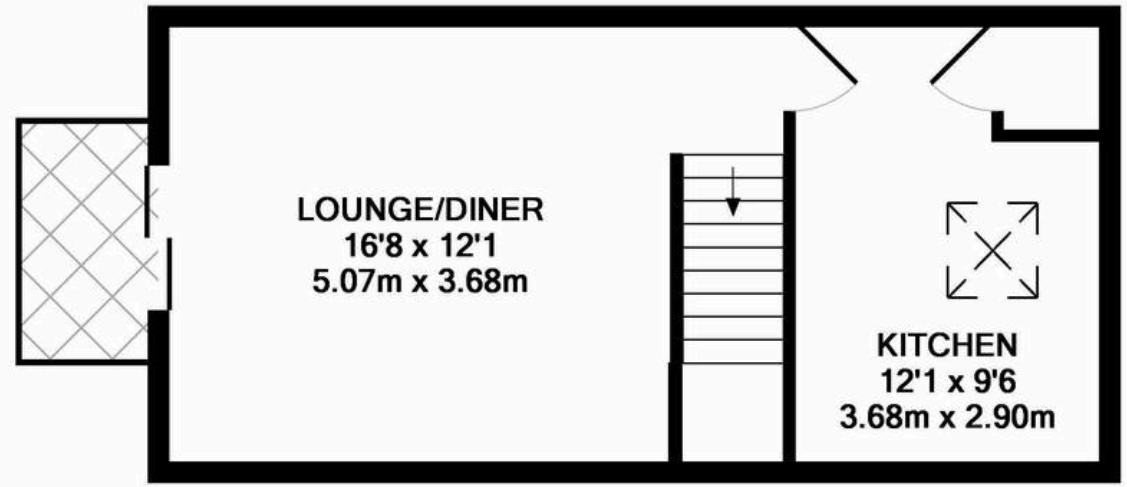
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This well-presented one bedroom flat offers spacious and comfortable living, making it an ideal first time purchase or investment opportunity. Located on the first floor, the property features a large lounge/dining room, providing ample space for relaxation and entertaining. The modern fitted kitchen and breakfast room is thoughtfully designed. Replacement electric heating throughout ensures warmth and efficiency, while double glazed windows contribute to a quiet and energy-efficient environment. The property further benefits from an attractive first floor balcony, perfect for enjoying the outlook from the comfort of your own home. With a long lease and low service charges, this flat represents excellent value and peace of mind for the future. Allocated parking is included, adding convenience for residents and visitors alike. Whether you are seeking your first home or a promising addition to your investment portfolio, this property combines modern features with practical benefits in a sought-after location. Early viewing is highly recommended to appreciate all this flat has to offer.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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## The Wye Partnership High Wycombe

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