





# Property Description

Situated in the heart of the Chilterns, the highly regarded Wye Dene development offers a wonderful riverside community with beautifully designed homes set in an exceptional location along the River Wye. We are delighted to bring to the market this stylish one-bedroom apartment, offering modern, light and airy living, complete with a private balcony.

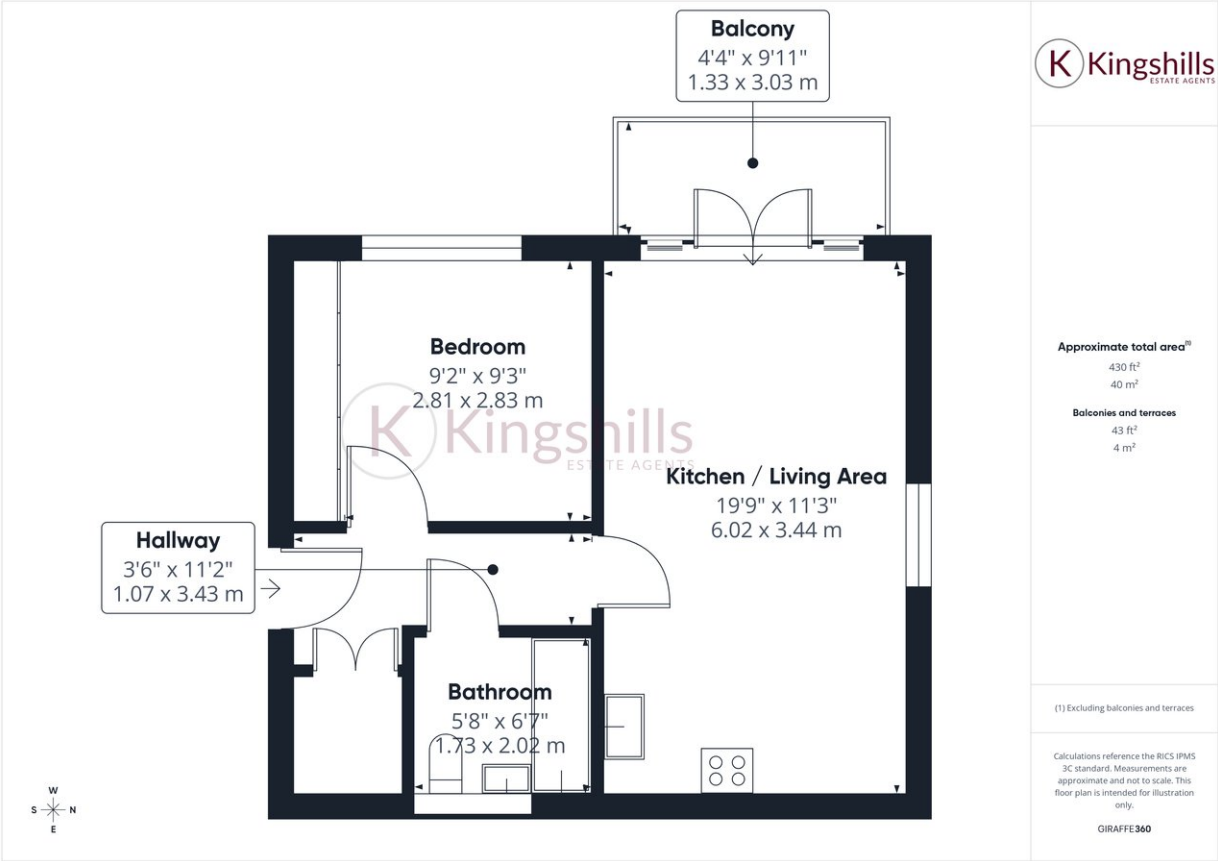
Built by Berkeley Homes and finished to an excellent specification throughout, the accommodation comprises: a spacious entrance hall with storage cupboard; a generous double bedroom with fitted wardrobes; a contemporary bathroom; and a bright open-plan kitchen/living area with integrated appliances. The living space opens directly onto the balcony, providing an ideal spot to relax and enjoy the peaceful surroundings.

Wye Dene is located within a mile of High Wycombe town centre, offering a wide range of amenities including the Eden Shopping Centre, restaurants and the mainline rail station, with fast connections to London Marylebone in under 30 minutes. The M40 is just a short drive away, providing easy access to London and beyond, while the development itself is surrounded by beautiful countryside. A scenic riverside path leads directly to The Rye Park and the Ryemead Retail Park.

This superb apartment offers the perfect balance of tranquil living and modern convenience – an ideal home for those looking to unwind in a stunning setting while remaining well connected.

COUNCIL TAX B

EPC RATING B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements