



# Flat 9

142 Kingsmead Road, High Wycombe

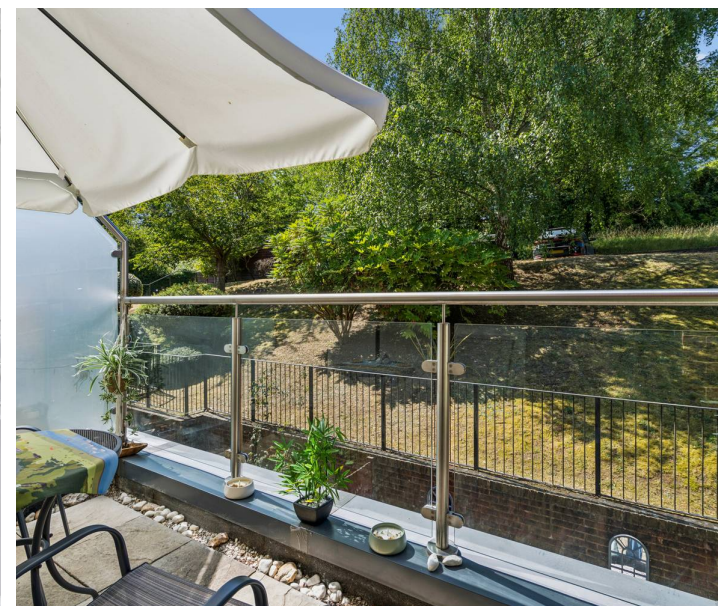
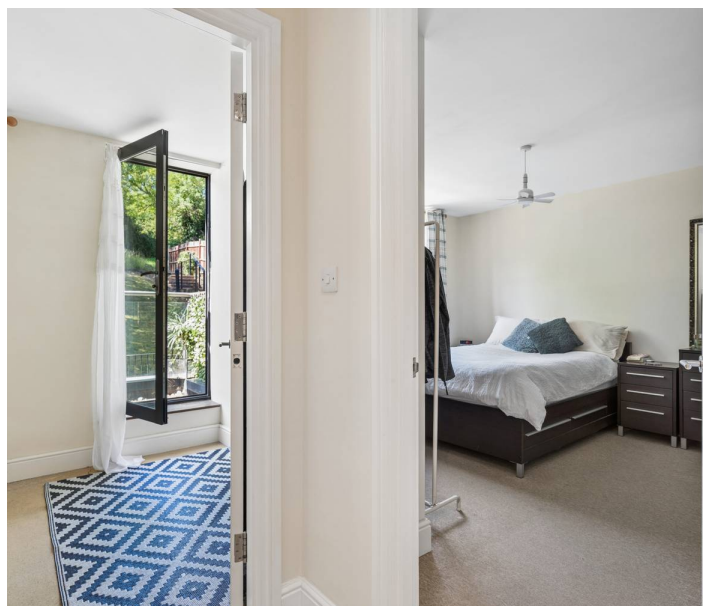
- Attractive First Floor Apartment Opposite Kingsmead Playing Fields
- Entrance Hall, Living Room With Open-Plan Kitchen
- Two Bedrooms, Bathroom, Balcony, Double Glazing
- Gas Radiator Heating, Communal Gardens, Allocated Parking
- East of High Wycombe, Convenient For The M40 At J3 And The Town Centre
- Viewing Highly Recommended

Situated 2 miles to the east of High Wycombe town centre in a sought after development. The property is close to parkland. There are local shops close by providing for day to day needs whilst the busier town of High Wycombe is easily accessible with a large shopping centre, restaurants, cafes, gyms and cinema. High Wycombe mainline railway station offers 25 minute trains to London Marylebone, Birmingham and Oxford. Motorway access to London is available at Junction 3 which is just a short drive away.

Council Tax band: B

Tenure: Leasehold; 108 Years remaining: Service Charge; £2950.00 Per annum: Ground Rent; £150.00 Per annum

EPC Energy Efficiency Rating: B



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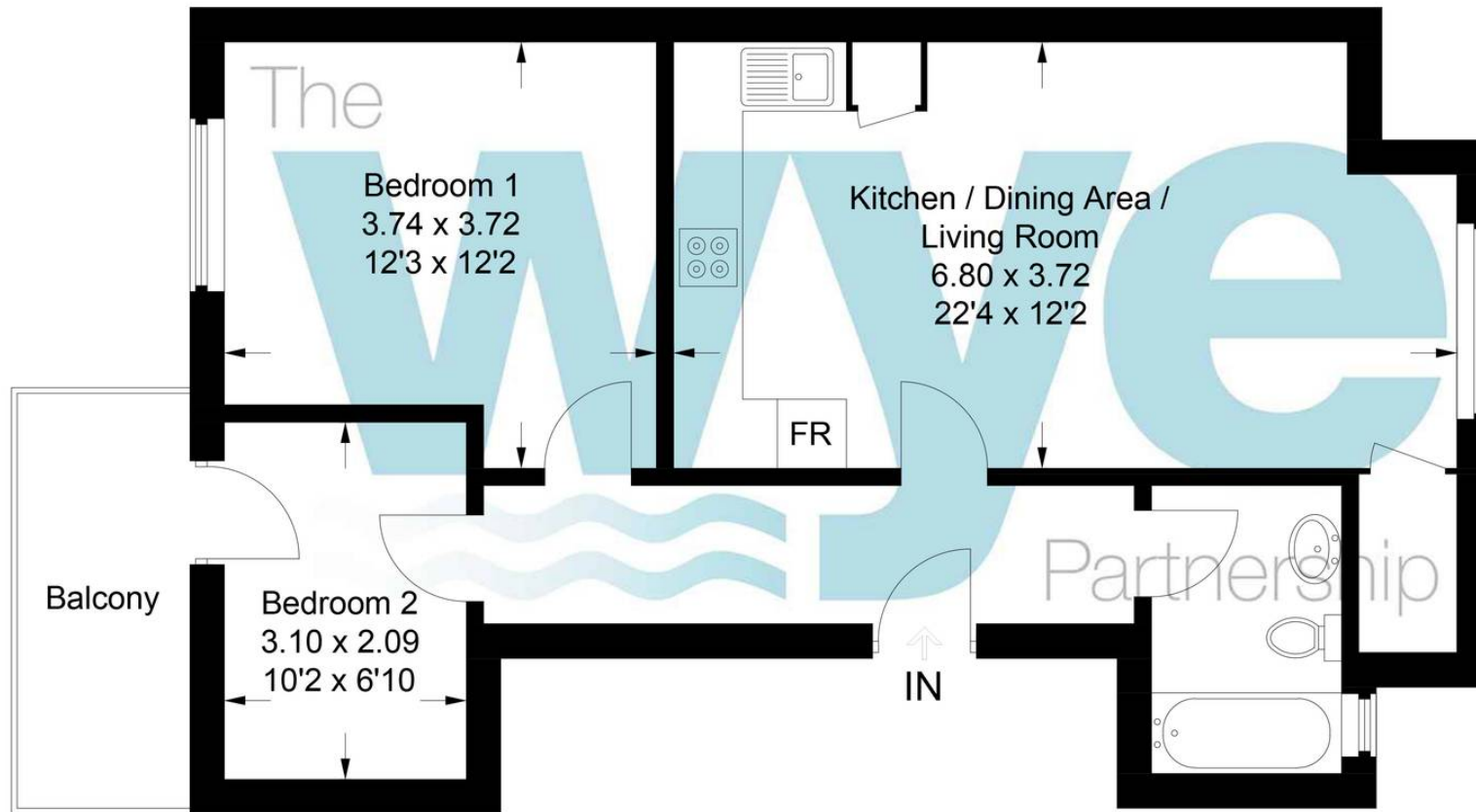
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Rarely available on the market, this attractive two-bedroom first floor apartment enjoys a peaceful setting surrounded by open countryside. In a highly sought-after location ideally positioned opposite Kingsmead playing fields, offering a desirable location to the east of High Wycombe. With excellent transport links, local amenities and schools within walking distance, making it perfect for commuters whilst remaining conveniently close to the town centre. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright living room with an open-plan kitchen, creating an inviting space that is ideal for both relaxing and entertaining. The apartment features two well-proportioned bedrooms and a modern bathroom. Additional benefits include a private balcony (perfect for enjoying your morning coffee), double glazing throughout, and efficient gas radiator heating. Residents enjoy the use of communal gardens and the security of allocated parking. With its contemporary layout and sought-after location, this property presents an excellent opportunity for first-time buyers, professionals, or investors. Viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.



## Flat 9, 142 Kingsmead Road

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wylcombe@wyeres.co.uk](mailto:wylcombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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