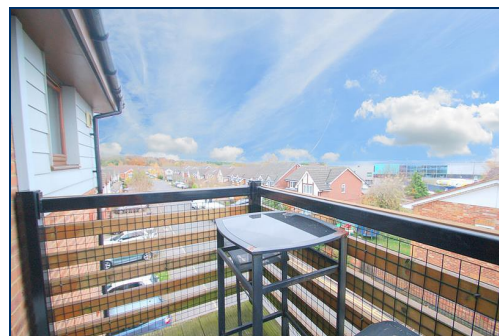


The **Frost** Partnership

Flackwell Heath Office: T: 01628 532777 E: flackwellheath@frostweb.co.uk

103 Marsden House, John North Close, High Wycombe, Buckinghamshire, HP11 1FQ

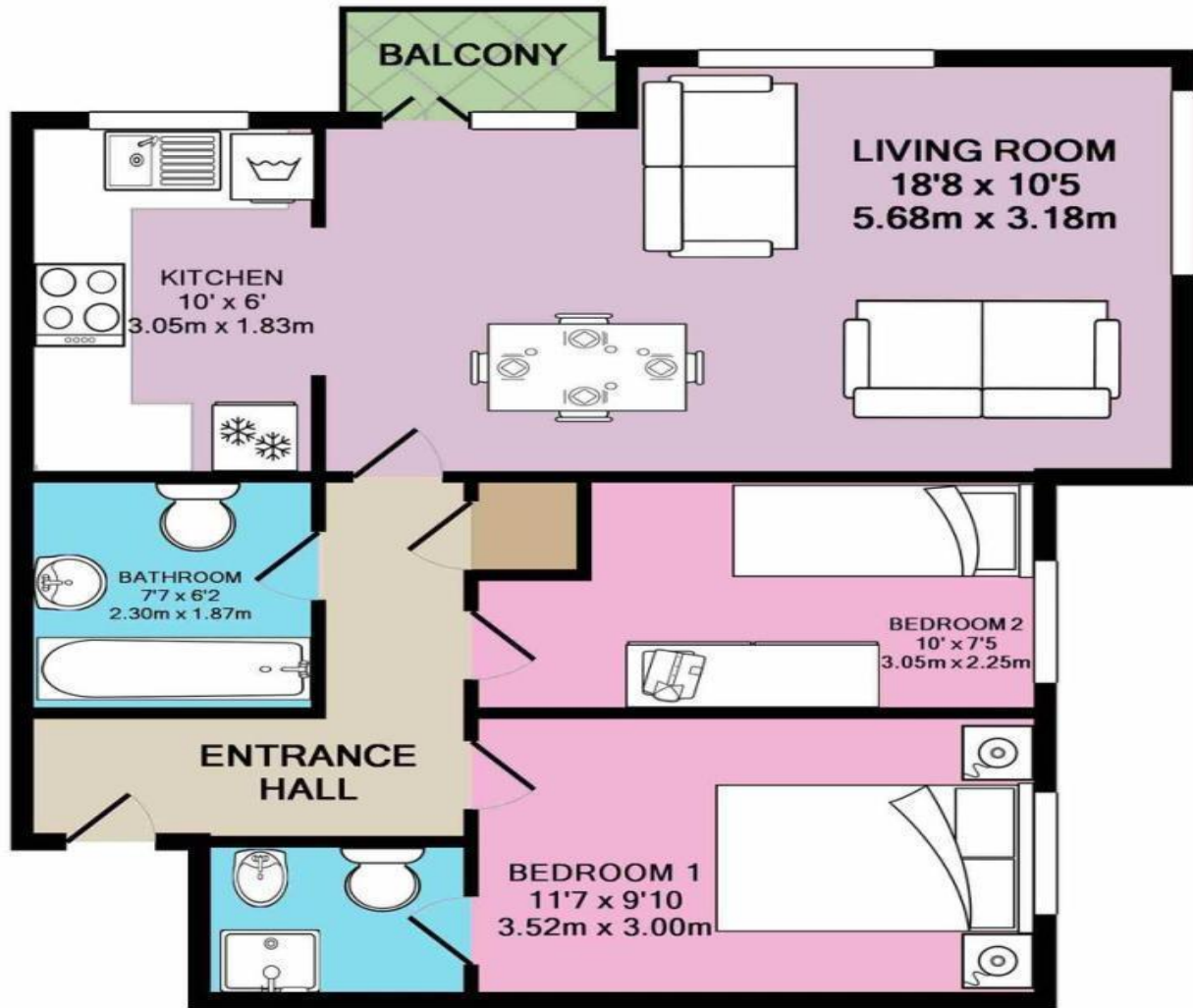
£1,100 - Monthly



- **Modern, Two Bedroom Apartment**
- **Catchment for Grammar Schools**
- **Close to M40 and Rail Links**
- **Two Bathrooms / South Facing Balcony**
- **Secure Gated Parking**
- **Available JULY/ Unfurnished**

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Floor Plan



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Description

A beautifully presented modern, two bedroom apartment, located on the second floor with South facing balcony. It comprises two double bedrooms, open plan lounge / diner and kitchen area with access to balcony. The Master bedroom has it's own en-suite and there is a further bathroom. It offers secure gated parking, easy access to Jct 4 of M40 and park and ride into town centre and rail station, with links into London. It is also close to local amenities including sports centre, grammar schools, cinema and shops. Viewing is highly recommended to appreciate the location and condition of the property. Available JULY / UNFURNISHED.

Communal entrance door

With stairs to the first floor and flat no 103

Entrance hall

Doors to all rooms, fuse board, entry phone system. Storage cupboard with shelving.

Solid wood door

Leading into entrance hall

Open Plan kitchen/ living room

Living room 18'8 (5.69m) x 10'5 (3.18m)

Two double glazed windows to side and front aspect and double glazed French doors opening onto a decked South facing balcony with views towards the sport centre. Radiator, TV point, telephone point.

Kitchen area 10'0 (3.05m) x 6' (1.83m)

Double glazed window to the front aspect. Spotighting, fitted with a range of floor and wall mounted kitchen units with contrasting work surfaces, one and a half stainless steel sink with drainer and mixer tap, inset electric hob with oven below and extractor fan above, washer/dryer, free standing fridge/freezer, wall mounted cupboard with boiler, tiled floor.

Bedroom one 11'7 (3.53m) x 9'10 (3m)

Double glazed window to the side aspect with radiator below. Door to en-suite shower room

En-suite shower room

White suite comprising fully tiled shower cubicle with riser rail and shower attachment, low level WC, wash hand basin with mixer tap, mirrored cupboard, heated towel rail.

Bedroom two 10'0 (3.05m) x 7'5 (2.26m)

Double glazed window to the side aspect with radiator below.

Family bathroom 7'7 (2.31m) x 6'2 (1.88m)

Spotighting, extractor fan, white suite comprising bath with mixer tap and riser rail with hand held shower, low level WC, wash hand basin with mixer tap, heated towel rail, shaver point, part tiled walls, fully tiled floor.

Outside

Attractive communal gardens.

Parking

One allocated parking space within a secure gated area. Outside secure parking area there is permit which will come with the tenancy to park anywhere within the development. No commercial vehicles are allowed to park on the development.

VIEWING:

Via The Frost Partnership, Acorn House, Flackwell Heath

Telephone: 01628 532777 Email: flackwellheath@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.