

# Fords.

SALES | LETTINGS | NEW HOMES



Desborough Road High Wycombe HP11 2RO



Desborough Road High Wycombe HP11 2RQ

**Guide price £170,000**

A well proportioned one double bedroom apartment ideally located within a few minutes walk from High Wycombe Town centre. The property benefits from a private balcony, secure gated parking and sold with no onward chain.

## Description

Upon entering the apartment, you are welcomed by a spacious hallway which benefits from two large storage cupboards, providing excellent practical storage space. From the hallway, you have access to a well-proportioned double bedroom, a modern and well-presented bathroom, and a bright, spacious open-plan kitchen and living area with patio doors leading to the private balcony.

The open-plan kitchen/living space offers a comfortable and versatile layout, ideal for both relaxing and entertaining. The kitchen is modern in design with ample worktop and cupboard space, while the living area provides plenty of room for dining and seating.

The apartment is modern throughout and has been well maintained by the current owner. It benefits from double glazing throughout, the property offers generous living space giving a contemporary feel, making it ideal for first-time buyers, downsizers, or investors alike.

Externally, the property also benefits from secure gated permit parking, providing both convenience and peace of mind.

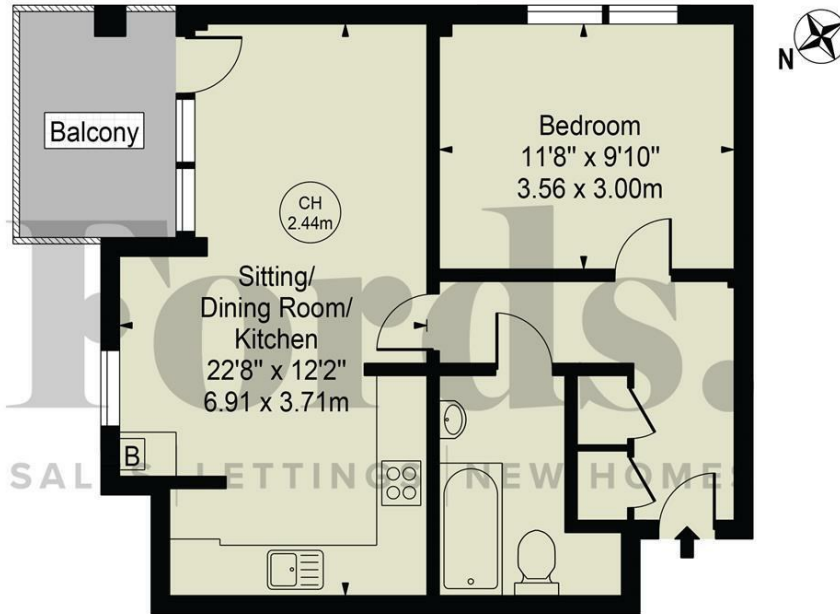
## Situation

Within a five-minute walk into Eden shopping centre, it offers wide range of shops, dining facilities and cinema complex. For commuters, High Wycombe railway station provides regular direct services to London Marylebone, while the nearby M40 (Junction 4) offers excellent road links to London, Oxford and Birmingham.



## Guildmaster Court

Approx. Gross Internal Area 512 Sq Ft - 47.57 Sq M



**First Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

18 Crendon Street, High Wycombe, HP13 6LS

01494 840 600 sales@fordandpartners.com www.fordandpartners.com