



54 Garratts Way

High Wycombe

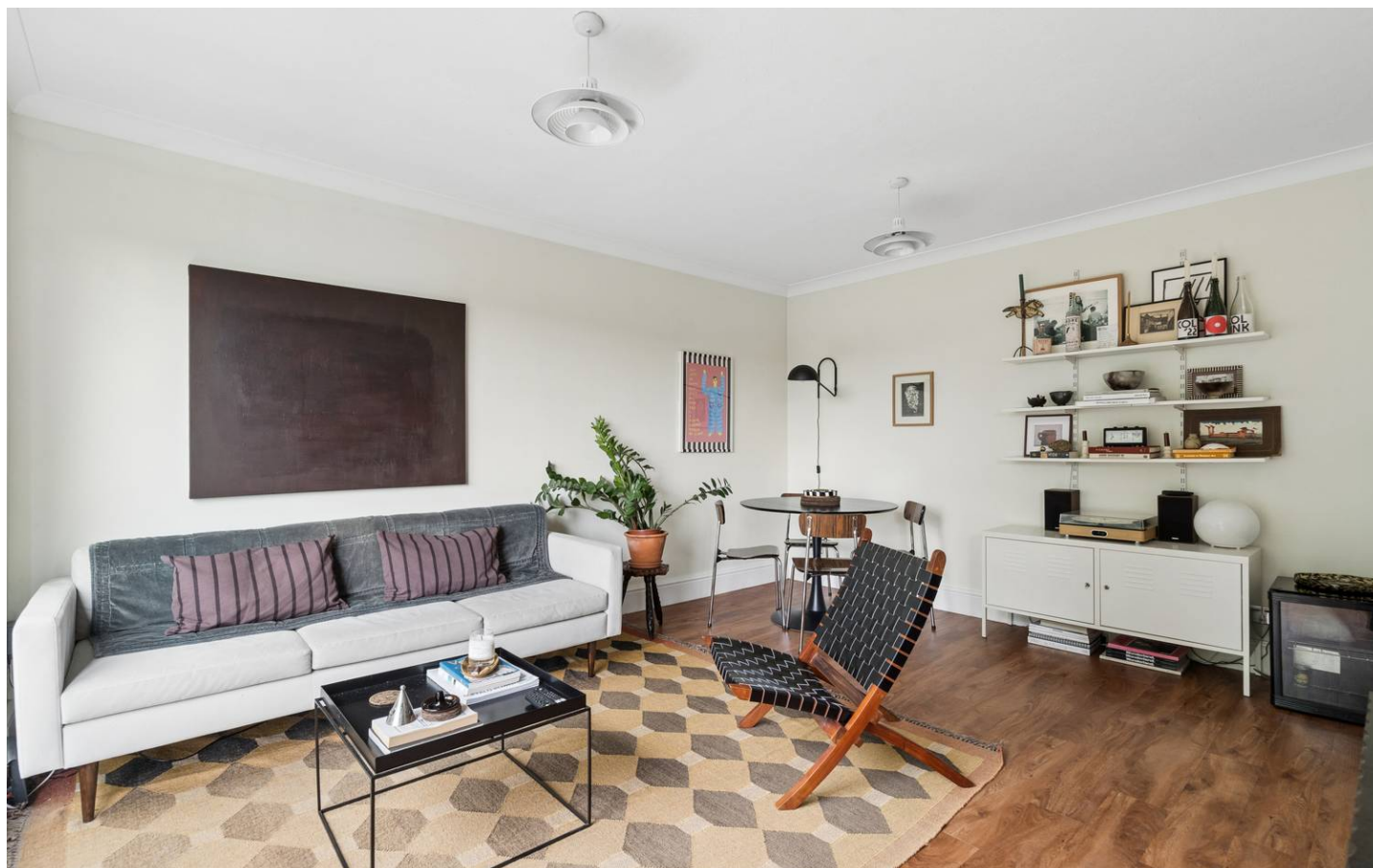
- A Spacious, Much Improved and Exceptionally Well Presented Split Level Maisonette
- Situated in a Popular and Convenient Location
- Reception Hall With Spiral staircase to First Floor
- Double Bedroom and Modern Refitted Bathroom Suite
- Upper Floor Lounge With Patio Doors and South Facing Balcony
- A Delightful Refitted Modern Kitchen
- Allocated Parking for Residents & Guest Parking
- No Onward Chain

Situated less than a mile from High Wycombe town centre yet located on a popular development which is equally as close to acres of beautiful countryside at Hughenden Park and Disraeli Manor. The town centre offers a wide choice of shopping, hospitality, leisure and travel facilities including a main line rail link to London and the North. The M40 is easily accessible at Junction 4, which is just a short drive away.

Council Tax band: B

Tenure: Leasehold; 82 Years remaining: Service Charge; £732.00 Per annum: Ground Rent; £75.00 Per annum

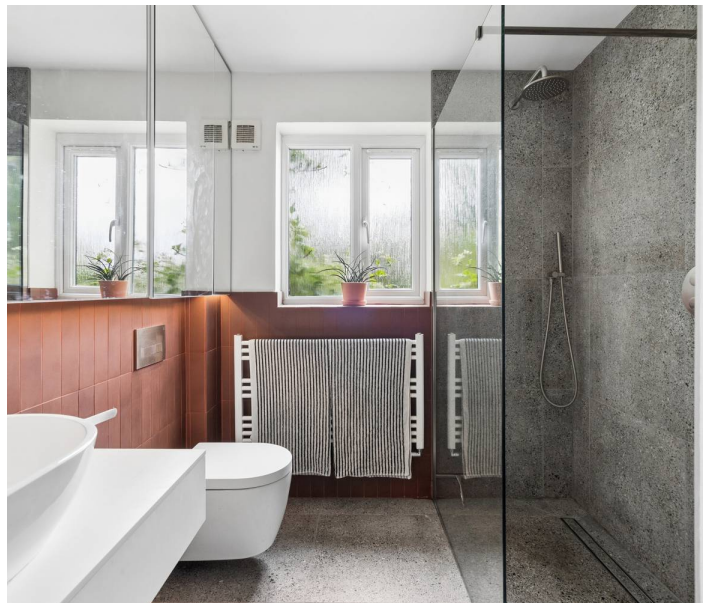
EPC Energy Efficiency Rating: TBC



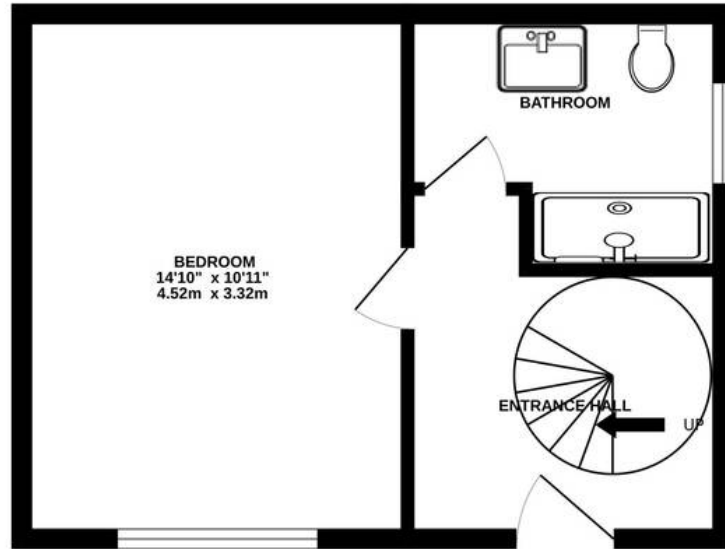
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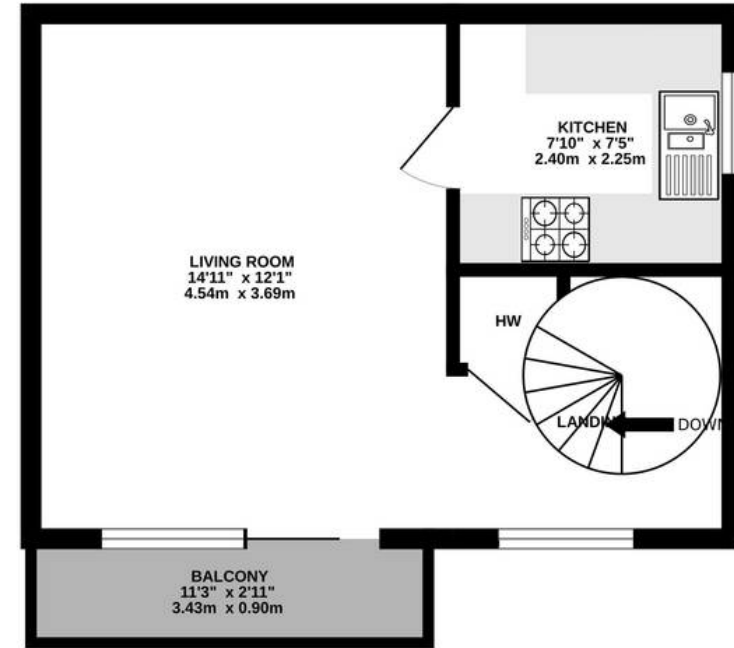
This spacious, much improved, and exceptionally well presented one bedroom split-level maisonette is situated in a popular and convenient location. Upon entering the reception hall, you are greeted by a striking spiral staircase leading to the first floor, setting a stylish tone for the property. The large double bedroom provides a peaceful retreat and is complemented by a modern refitted bathroom suite that boasts contemporary fittings and finishes. The upper floor features a bright and airy lounge, enhanced by patio doors that invite plenty of natural light and provide access to a south-facing balcony (perfect for relaxation). The delightfully refitted modern kitchen is thoughtfully designed with quality appliances and sleek units, ideal for those who enjoy cooking and entertaining. Residents benefit from allocated parking, with additional parking available for visitors. This maisonette combines comfort, style, and practicality, making it an outstanding choice for discerning buyers seeking a premium home in a sought-after setting with no onward chain.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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