



Flat 11, Hayter Lodge Freer Crescent, High Wycombe, HP13 7QZ

£235,000

# Flat 11

Hayter Lodge Freer Crescent, High Wycombe

- A Very Well Presented Two Bedroom Apartment
- Good Order Throughout, Ideal First Time Buy Or Investment Opportunity
- Allocated Undercover Car Parking And Entryphone System
- Balcony Overlooking Communal Gardens
- Extended Lease

Ideally situated for access to Junction 3 of the M40 motorway and across the road from Kingsmead playing fields. The retail park with its wide variety of shopping and food outlets is a short walk away and High Wycombe town centre is just two miles away with its mainline railway station serving London Marylebone in under 30 minutes and Birmingham and Oxford. Junction 4 of the motorway is also a short drive away.

Council Tax band: C

Tenure: Leasehold; 170 Years remaining: Service Charge; £1968.42 Per annum: We are advised that there is no Ground Rent.

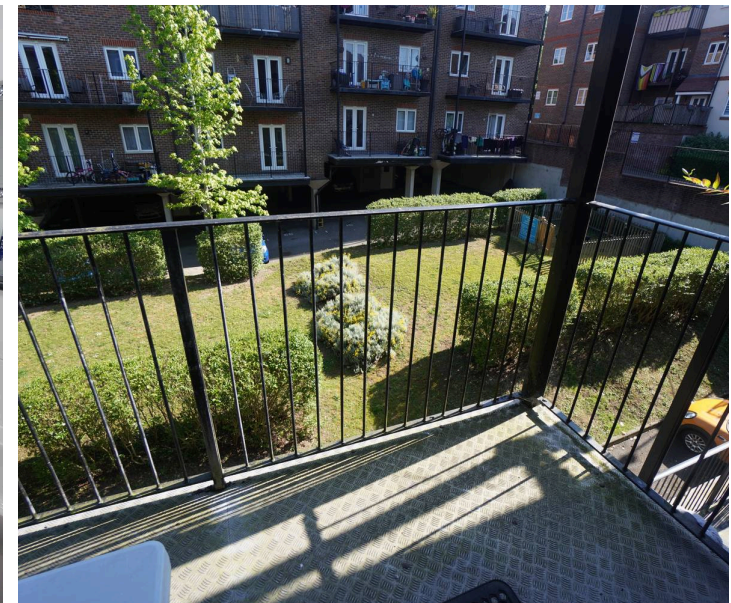
EPC Energy Efficiency Rating: C

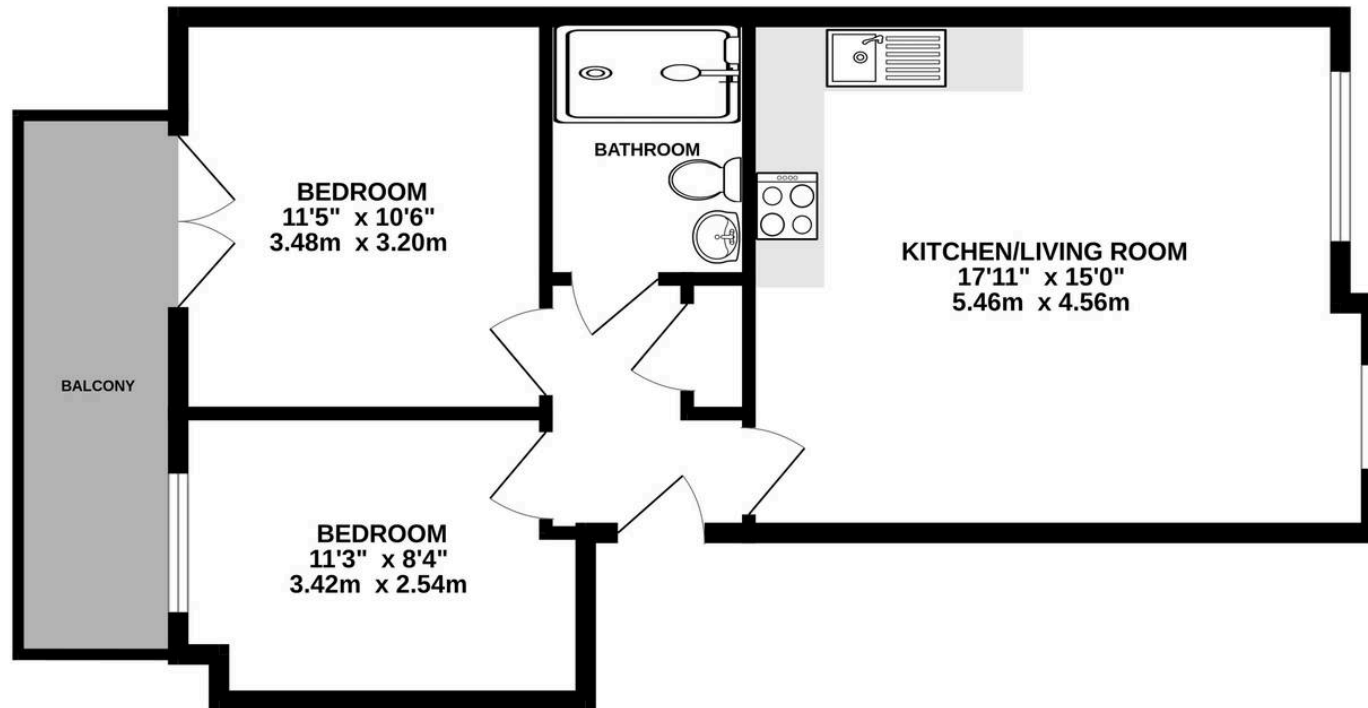


## Flat 11

Hayter Lodge Freer Crescent, High Wycombe

This very well presented two bedroom apartment offers modern living in a sought-after development, making it an ideal choice for first time buyers or investors. The property is in good order throughout, featuring a spacious open plan living and dining area that benefits from natural light and access to a balcony overlooking the communal gardens via the master bedroom. The contemporary kitchen is fitted with a range of integrated appliances and provides ample storage and workspace. Both bedrooms are well proportioned, with the principal bedroom offering built-in wardrobes. The stylish bathroom is finished to a high standard, with a modern suite and quality fittings. Further benefits include an extended lease, allocated undercover car parking and an entryphone system for added security and peace of mind. The apartment is conveniently located for local amenities, transport links and schools, appealing to a wide range of purchasers. With its combination of comfort, style and practicality, this property represents an excellent opportunity to secure a home in a desirable location. Early viewing is highly recommended to appreciate the quality and features this apartment has to offer.





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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## The Wye Partnership High Wycombe

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