



## Flat 5

Kelvin House Totteridge Avenue, High Wycombe

- Walking Distance from Town Centre
- Ground Floor Apartment
- Secure Gated Parking
- One Double Bedroom
- Remainder of Building Warranty
- Share of Freehold: 119 Years Remaining

Conveniently situated to the north of High Wycombe with the town centre less than a 10 minute walk, with amenities including, shops, cinema, restaurants, and the Swan Theatre. High Wycombe mainline railway station is a 5-minute walk providing a 25-minute commute into London with connections to Birmingham & Oxford. Junction 4 of the M40 is approximately 5-minutes drive

Council Tax band: B

Tenure: Share of Freehold; 119 Years remaining:

Service Charge; £2210.00 Per annum: Ground Rent; £200.00 Per annum

EPC Energy Efficiency Rating: C

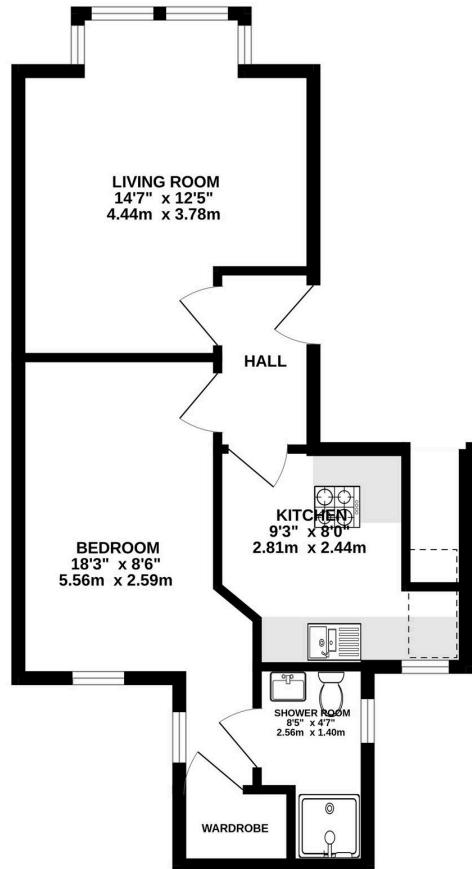


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This beautifully presented one-bedroom ground floor flat offers a fantastic opportunity for first-time buyers, investors, or those seeking a convenient town centre location. Situated within easy walking distance of local shops, restaurants, and amenities, the apartment is set in a modern development with secure gated parking (allocated space included). The property features a spacious double bedroom with ample room for storage, a contemporary open-plan living area and a stylish bathroom fitted with quality fixtures. Large windows provide plenty of natural light throughout, creating a bright and welcoming atmosphere. The flat is finished to a high standard and benefits from the remainder of the building warranty, offering peace of mind for future owners. Additional features include electric heating, double glazing, and secure entry system, ensuring comfort and security. With a share of the freehold with 119 years remaining, this apartment is an ideal low-maintenance home in a sought-after location. Viewing is highly recommended to appreciate the quality and convenience this property has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and the developer is not liable 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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