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Sierra Road High Wycombe HP11 1GY



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Guide price £205,000

A beautifully presented, one of a kind and exceptionally spacious one-bedroom apartment, set within an exclusive Berkeley Homes development and enjoying stunning views across the landscaped surroundings.

Description

Upon entering, a welcoming central hallway provides access to a range of useful storage cupboards. The generous four-piece bathroom is finished to a high standard and features a bath, walk-in shower, wall-mounted wash basin and concealed WC.

The impressive double bedroom benefits from fitted wardrobes, dual-aspect windows and a charming Juliette balcony, creating a bright and airy living space. The heart of the home is the superb open-plan kitchen, dining and living area, offering an ideal space for both everyday living and entertaining. French doors open onto a private balcony, perfect for enjoying the picturesque outlook.

Additional benefits include gas central heating, loft access with built-in ladder, an allocated parking space, impressive 2.7m high ceilings and beautifully maintained communal grounds, all contributing to the exceptional appeal of this outstanding apartment.

Situation

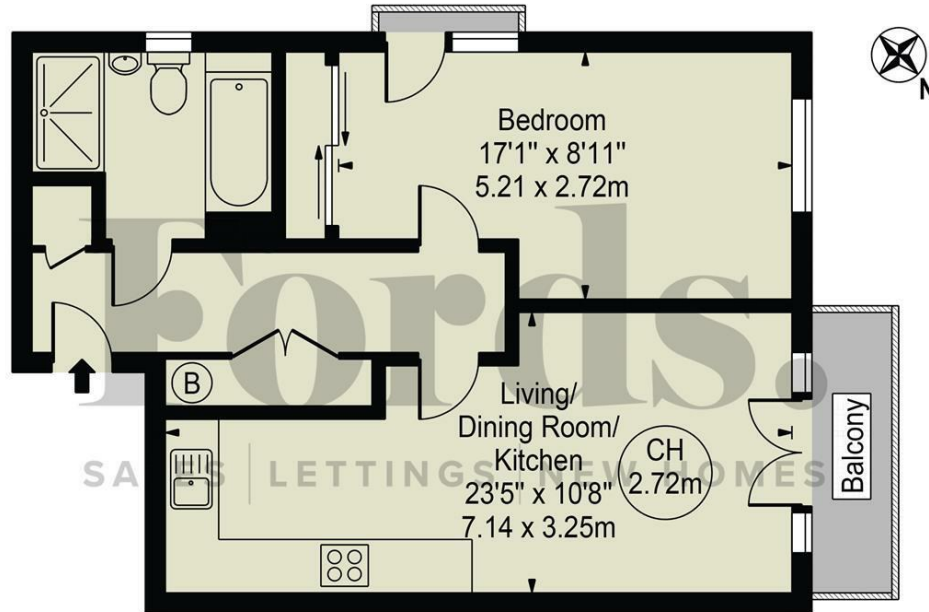
Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues.

For commuters the location is ideal for users of the mainline railway station which has fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.



Penhurst House

Approx. Gross Internal Area 532 Sq Ft - 49.42 Sq M



Third 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) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	