



**Flat 25, Aspen Court Freer Crescent, High Wycombe, HP13 7YG**

**£235,000**

# Flat 25

Aspen Court Freer Crescent, High Wycombe

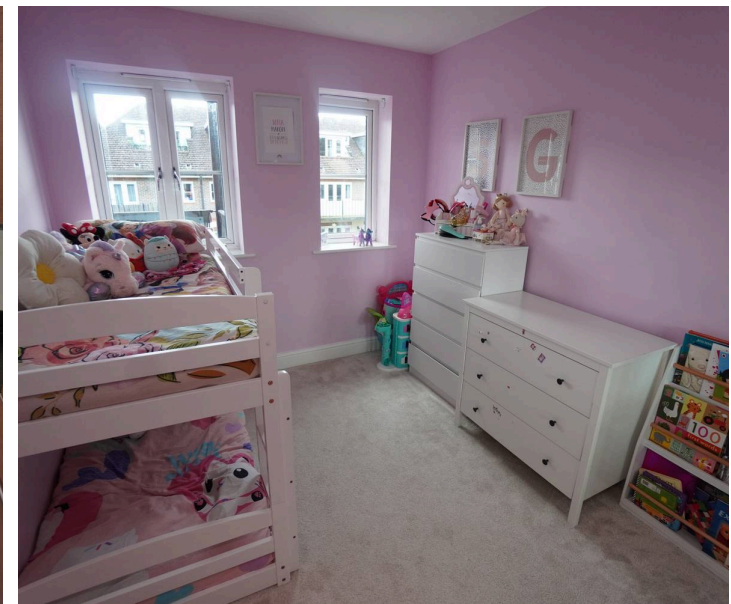
- A Very Well Presented Two Bedroom Second Floor Apartment
- Underfloor Heating And Double Glazed Windows/Doors
- Modern Fitted Kitchen Including Appliances And Modern Fitted Bathroom
- Highly Regarded Development On East Side Of High Wycombe
- Allocated Undercover Car Parking And Entryphone System
- Balcony Overlooking Well Maintained Communal Gardens
- Good Order Throughout, Ideal First Time Buy Or Investment Opportunity

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 main line railway station serving London Marylebone in under half an hour. Junction 4 of the motorway is also a short drive away

Council Tax band: C

Tenure: Leasehold; 83 Years remaining: Service Charge; £1018.00 Per annum: Ground Rent; £350.00 Per annum

EPC Energy Efficiency Rating: C



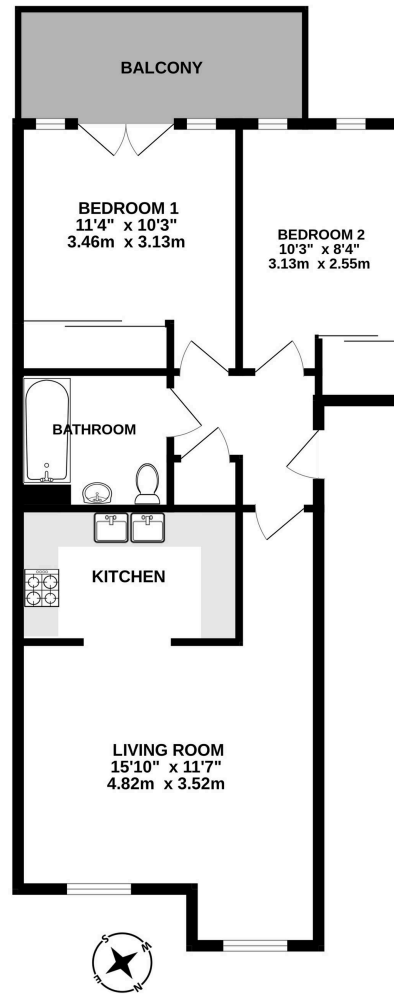
## Flat 25

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A very well presented two bedroom second floor apartment situated within a highly regarded development on the east side of High Wycombe, this property offers a blend of modern comfort and convenience, making it an ideal choice for first time buyers or investors alike. The apartment is in excellent order throughout and features underfloor heating and double glazed windows and doors, ensuring a comfortable living environment all year round. There is a private balcony, which offers pleasant views over the well maintained communal gardens (perfect for relaxing or entertaining guests). The modern fitted kitchen is equipped with a range of integrated appliances, providing a sleek and functional space for cooking and dining. Both bedrooms are well proportioned, with ample space for furnishings and storage, while the contemporary bathroom is finished to a high standard, featuring quality fittings and a stylish design. Further benefits of this impressive apartment include allocated undercover car parking (offering secure and convenient parking) and an entryphone system for added security and peace of mind. The development itself is well maintained and enjoys a prime location, with excellent access to local amenities, transport links, and the vibrant town centre.



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

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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