



5 St. Dunstons Court

High Wycombe

- A Stunning Two Bedroom Top Floor Apartment Close To Town Centre And A Short Walk To Railway Station
- Gas Central Heating To Radiators And Double Glazed Windows
- Small Development With Secure Entrance And Allocated On Site Car Parking, Attractive Communal Gardens
- Modern Open Plan Kitchen, Modern Four Piece Bathroom With Walk In Shower
- Private Balcony Accessed Via French Doors From Large Lounge
- Immaculate Condition Throughout, Long Lease, Zero Ground Rent
- Early Viewing Advised

Located in a popular residential road just a stones throw from High Wycombe town centre and mainline train station with regular fast service to London, Birmingham and Oxford. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is close by and has many attractions including Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North

Council Tax band: C

Tenure: Leasehold; 170 Years remaining: Service Charge; £1060.00 Per annum. We are advised that there is no Ground Rent charge.

EPC Energy Efficiency Rating: C



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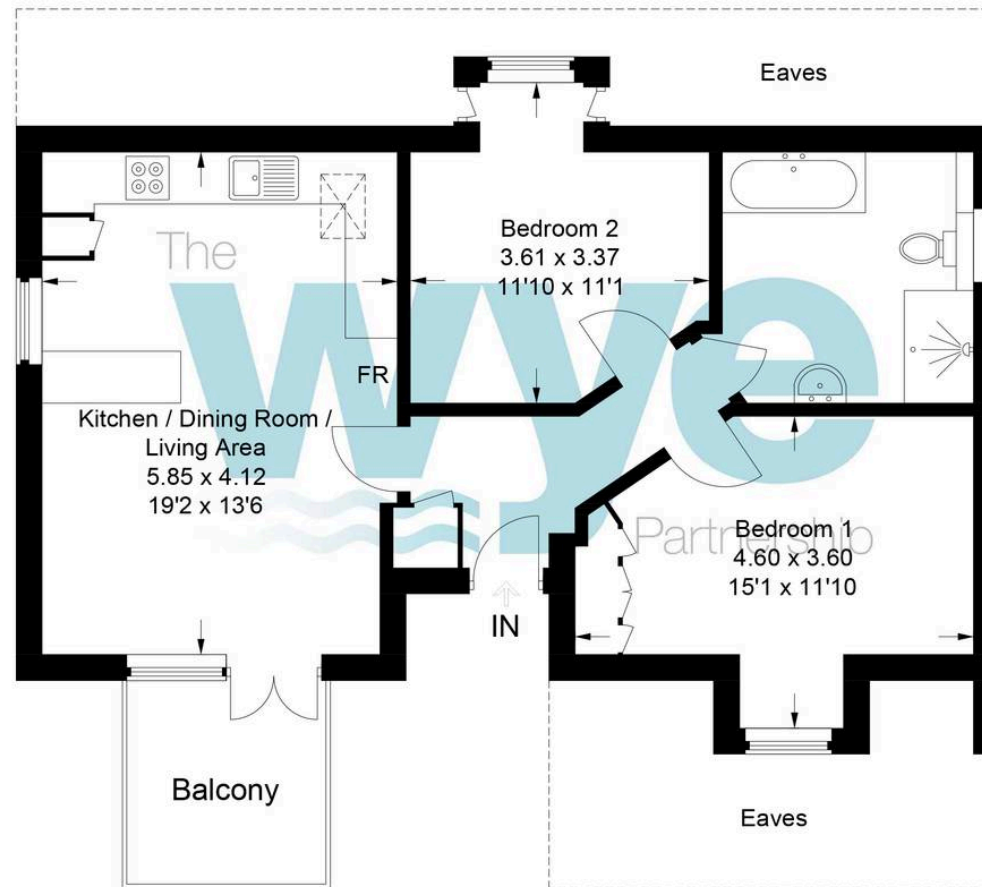
High Wycombe

This stunning two bedroom top floor apartment offers an exceptional opportunity to enjoy contemporary living within easy reach of the town centre and just a short walk from the railway station, making it ideal for commuters and those who value convenience. Situated within a small, well-maintained development, the property benefits from a secure entrance, allocated on site car parking and attractive communal gardens. The apartment is presented in immaculate condition throughout, showcasing a stylish open plan kitchen fitted with modern appliances and ample storage, seamlessly flowing into a spacious lounge area. French doors from the lounge open onto a private balcony with far reaching views. Both bedrooms are generously proportioned and thoughtfully designed to maximise comfort and functionality, while the sleek four piece bathroom features a walk in shower, separate bath and contemporary fittings. Additional features include gas central heating to radiators and double glazed windows. The property also boasts a long lease and zero ground rent. Early viewing is strongly advised to fully appreciate the quality, space and superb location this exceptional apartment has to offer.



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Approximate Gross Internal Area = 62.5 sq m / 673 sq ft



Top Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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