



21 Principle House Wellesbourne Crescent, High Wycombe, HP13 5HF
£270,000

21 Principle House Wellesbourne Crescent

High Wycombe

- Well Presented Top Floor Apartment With Two Double Bedrooms
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Modern Fitted Kitchen And Modern White Bathroom Suite
- Secure Entryphone System
- Light & Airey Open Plan Lounge/Dining Room With French Doors
- A Delightful Generous Balcony Overlooking Well Maintained Communal Gardens
- Undercover Allocated Parking Space With Additional Visitors Permit
- No Upper Chain, Sought After Development Close To Open Woodland Walks

Situated on this modern development, built in 2013 by Taylor Wimpey, in a location on the northern fringe of the town between High Wycombe and Hazlemere and being close to beautiful countryside yet convenient for the town centre facilities and railway station. There are local facilities that provide for all day to day needs, great schools for younger and older children are close by and public transport is easily accessible.

Council Tax band: C

Tenure: Leasehold; 109 Years remaining: Service Charge; £1748.16: We are advised that there is no Ground Rent charge

EPC Energy Efficiency Rating: C

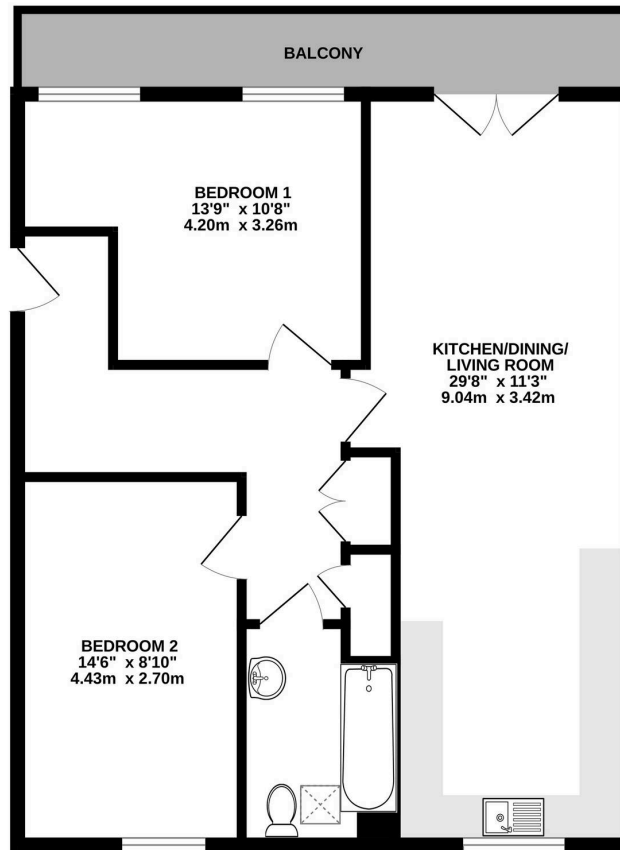


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This well presented top floor apartment offers two spacious double bedrooms, providing comfortable and flexible accommodation for professionals or small families. The property benefits from gas central heating to radiators and double glazed windows and doors, ensuring warmth and energy efficiency throughout. The modern fitted kitchen is equipped with contemporary units and appliances, while the stylish white bathroom suite adds a touch of luxury. A secure entryphone system provides peace of mind, and the light and airy open plan lounge and dining room is enhanced by French doors, creating a welcoming space for relaxation or entertaining. The apartment features a delightful, generous balcony that overlooks well maintained communal gardens (perfect for enjoying the sunshine and surrounding scenery). An undercover allocated parking space is included, along with an additional visitors permit, offering convenience for residents and guests alike. The property is offered with no upper chain and forms part of a sought after development, situated close to open woodland walks and local amenities. This apartment represents an excellent opportunity for those seeking a modern, low maintenance home in a desirable location with excellent transport links and community facilities. Early viewing is highly recommended.





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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