



22 Birches Rise West Wycombe Road, High Wycombe, HP12 3AQ

£170,000

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High Wycombe, High Wycombe

- Allocated Parking
- Double Glazed Windows
- Electric Heating
- 148 Year Lease
- Communal Gardens

The property is located just over one mile from High Wycombe town centre, which offers a wide range of shopping, educational, and leisure facilities. The town benefits from a mainline railway station providing services to London Marylebone in under 30 minutes, Birmingham and Oxford. Junction 4 of the M40 is just a 5 minute drive.

Council Tax band: B

Tenure: Leasehold; 148 Years remaining: Service & Ground Rent Charge; £1488.45 Per annum.

EPC Energy Efficiency Rating: C



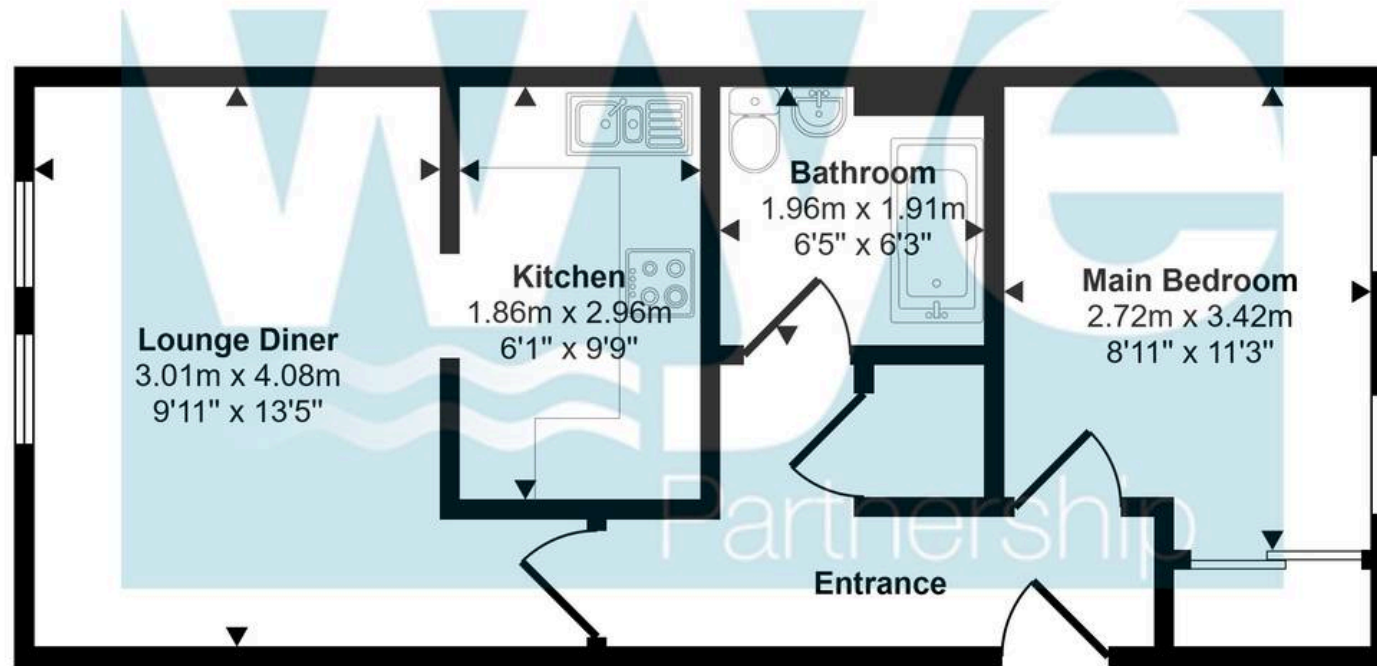
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This well-presented one bedroom flat offers comfortable and modern living, perfect for first-time buyers or investors seeking a conveniently located property. The spacious lounge provides a welcoming atmosphere, enhanced by double glazed windows that allow plenty of natural light throughout the day. The kitchen is fitted with contemporary units and ample storage. The generously sized bedroom benefits from a peaceful setting, while the bathroom features a clean and modern suite. Electric heating ensures warmth and efficiency during the colder months. Additional features include allocated parking, a secure entry system, and a long lease of over 100 years, offering peace of mind and security for the future. Residents also enjoy access to well-maintained communal gardens, further enhancing the appeal of this lovely home. Situated within easy reach of local amenities, transport links, and leisure facilities, this property combines convenience with comfort. Whether you are looking to step onto the property ladder or expand your investment portfolio, this attractive flat presents an excellent opportunity. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.



Approx Gross Internal Area
41 sq m / 441 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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