



Flat 40 Priestley Court

Princes Gate, High Wycombe

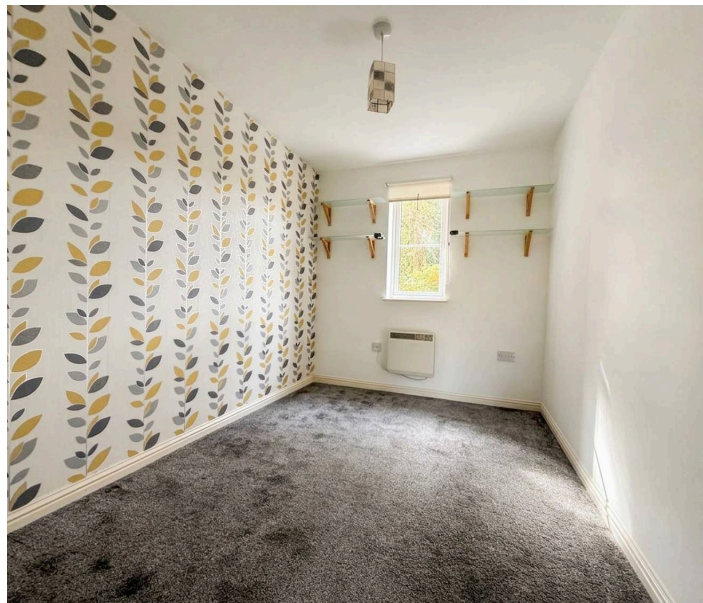
- A Large Two Bedroom Two Bathroom Second Floor Apartment
- Popular Development Within Walking Distance Of the Town Centre, Railway Station And The Rye Parkland
- Slim Line Electric Heating And Double Glazed Windows
- Modern Fitted Kitchen, Modern White Bathroom And En Suite
- Allocated On Site Car Parking, Far Reaching Open Views

Part of the Princes Gate development that has proven consistently popular. Priestley Court is pleasantly located in a cul-de-sac on the edge of the development, about 10 minutes walk from High Wycombe train station which offers 25 minute London Marylebone trains as well as trains to Birmingham and Oxford. The A40 is close, along which operate frequent Heathrow buses and services into High Wycombe centre, under a mile away. The 50-acre Rye park flanks part of the A40 and is an easy walk. Junctions 3 and 4 of the M40 are less than 10-minute drive

Council Tax band: C

Tenure: Leasehold; 101 Years remaining: Service Charge; £1152.00 Per annum: Ground Rent; £150.00 Per annum

EPC Energy Efficiency Rating: B



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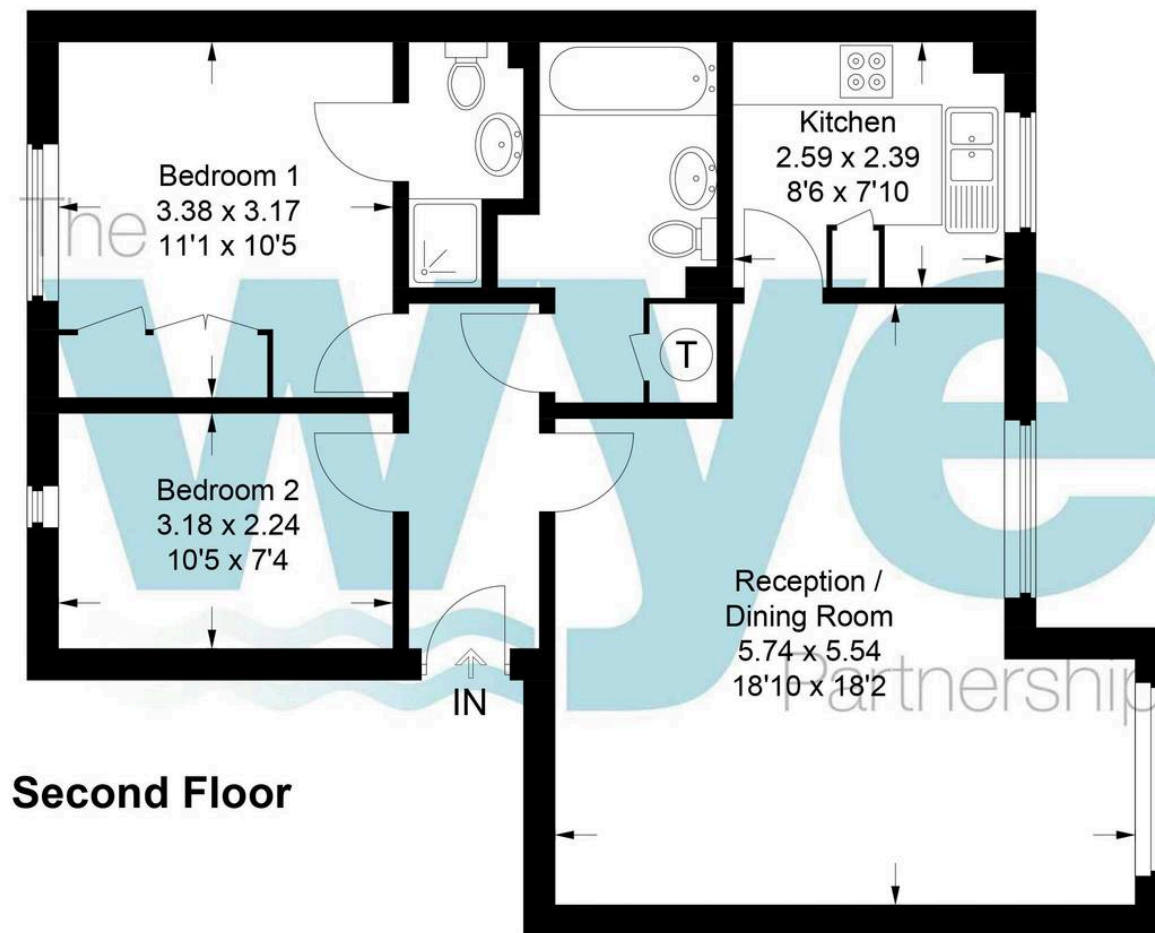
Princes Gate, High Wycombe

This impressive two bedroom, two bathroom second floor apartment is situated within a highly sought-after development, conveniently located within walking distance of the town centre, railway station, and The Rye parkland. The property offers a spacious and well-designed layout, featuring a generous living and dining area with far-reaching open views. The modern fitted kitchen is equipped with contemporary units and integrated appliances, making it ideal for both every-day living and entertaining. Both bedrooms are well-proportioned, with the main bedroom benefiting from a stylish en suite shower room, while the second bedroom is served by a modern white bathroom. Additional features include slim line electric heating, double glazed windows throughout, and ample storage options. Residents will appreciate the allocated on-site car parking, as well as access to well-maintained communal areas. This apartment combines comfort, style, and practicality, making it an excellent choice for professionals, couples, or those looking to downsize. With its excellent location and attractive modern finishes, this property presents a fantastic opportunity to enjoy contemporary living in a vibrant and well-connected area. Early viewing is highly recommended to fully appreciate all that this exceptional apartment has to offer.



40 Prestley Court

Approximate Gross Internal Area
66.1 sq m / 711 sq ft



Second 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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