



Flat 8

Hillcrest Shrubbery Road, High Wycombe

- A Large and Spacious Two Bedroom Ground Floor Apartment Situated Just 'A Stones Throw' From The Town Centre & Station
- Extensively Refurbished Throughout to Include New Gas Central Heating, Electrics and Double Glazed Windows
- Ready to Move in to with Good Size, Brand New, Fitted Kitchen and Luxury Bathroom
- Communal Hall with Secure Entry System, Spacious Hallway, Large Lounge with South Facing Picture Window and Wood Flooring
- Two Double Bedrooms, Newly Plastered and Decorated, Exceptional Condition
- Communal Grounds and Garage in Block at the Rear. Viewing Essential

This property is situated in an established residential location within walking distance of the town centre and railway station (less than half a mile and just a 10 minute walk). Due to it's location it enjoys the widespread variety of facilities a main town centre offers which includes extensive shopping, supermarkets, recreational and hospitality facilities as well as travel with a mainline station to London and the North and a bus terminus offering extensive routes including airports.

Council Tax band: C

Tenure: Share of Freehold; 943 Years remaining: Service Charge; £2082.16 Per annum: We are advised that there is no Ground Rent charge

EPC Energy Efficiency Rating: C



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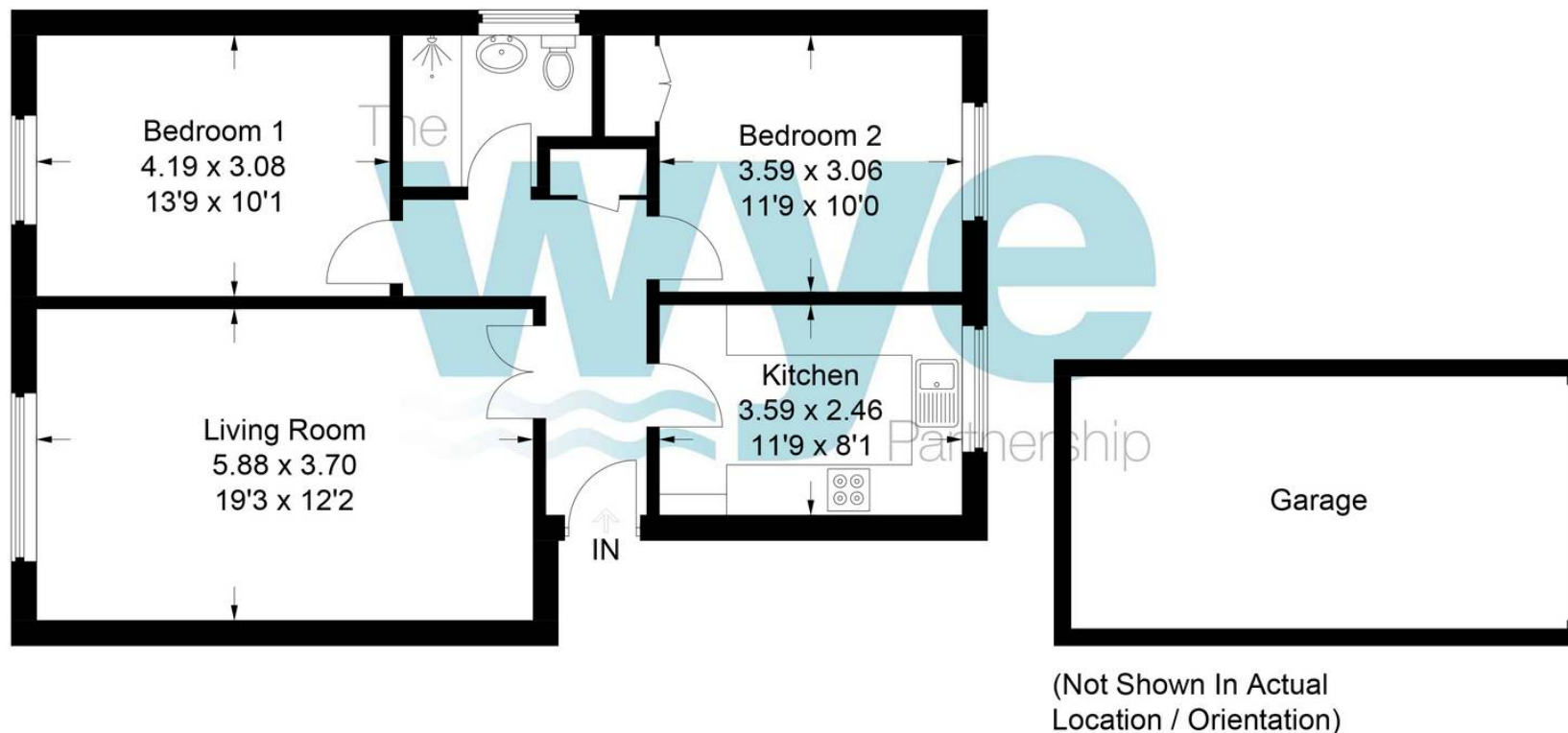
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This large and spacious two bedroom ground floor apartment offers an exceptional standard of living just moments from the town centre and station. Extensively refurbished throughout, the property benefits from new gas central heating, updated electrics, and double glazed windows. The accommodation is ready to move into and features a generously sized, brand new fitted kitchen with modern appliances, as well as a luxury bathroom finished to a high specification. The communal hall provides a secure entry system, leading to a spacious hallway. The large lounge is a standout feature, with a south facing picture window that fills the space with natural light and attractive wood flooring that adds a contemporary touch. Both bedrooms are doubles and the entire apartment is newly plastered and decorated in neutral tones, and presented in exceptional condition. Additional benefits include access to communal grounds and a garage located in a block at the rear. This superb apartment is offered with no onward chain, making it an ideal choice for first time buyers, downsizers, or investors seeking a property in pristine condition close to all amenities. Early viewing is highly recommended to fully appreciate the quality and space on offer.



8 Hillcrest

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft
(Excluding Garage)



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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