



3 Holly Place

High Wycombe

- Stunning Turnkey Apartment
- Modern Fitted Kitchen
- Two Bedrooms
- Private Enclosed Garden
- Allocated Parking For Two Cars
- Leasehold Term 125 years from 01/01/1994
- Close To J3 M40

Situated 2.5 miles East of the town centre and 'a stones throw' from Kingsmead park and playing fields. A bus route passes the end of Holly Place to the town centre amenities and train station with 25 minute London Marylebone trains as well as direct links to Birmingham and Oxford. Loudwater Combined School is within a five minute walk and a local shop within 10 minutes. High Wycombe retail park is also easily accessible. Junction three of the M40 is approximately a 5 minute drive and junction 4 a 10 minute drive.

Council Tax band: D

Tenure: Leasehold; 93 Years remaining: Service Charge; £1831.06 Per annum: Ground Rent; £277.00 Per annum

EPC Energy Efficiency Rating: D



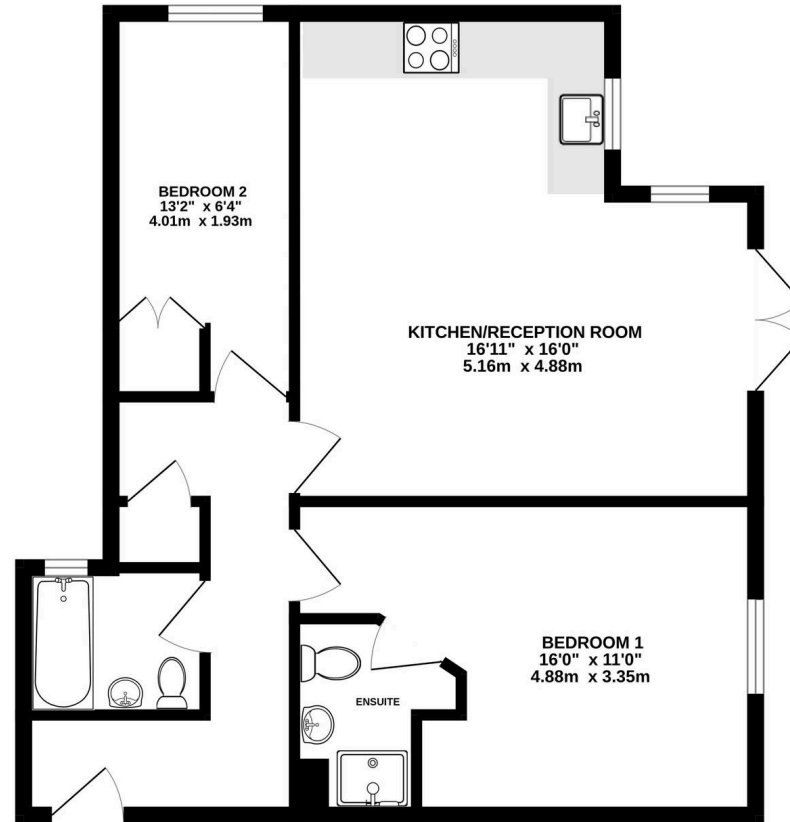
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This well-presented two-bedroom flat offers a comfortable and contemporary living environment, ideal for first-time buyers or investors. The property features a spacious lounge, a modern fitted kitchen with integrated appliances, and two generously sized bedrooms. The bathroom is finished to a high standard, complementing the overall modern aesthetic of the apartment. Residents benefit from allocated parking for two cars, ensuring convenience and peace of mind. The property is leasehold, with a term of 125 years from 1 January 1994, offering long-term security. Situated close to Junction 3 of the M40, the apartment provides excellent transport links for commuters and easy access to local amenities, shops, and schools. The layout has been thoughtfully designed to maximise space and natural light, creating a welcoming atmosphere throughout. Additional features include double glazing and efficient heating, contributing to a comfortable and energy-efficient home. This property represents a fantastic opportunity to acquire a modern apartment with practical benefits and a sought-after location, making it a must-see for those looking to move into the area or expand their property portfolio. Early viewing is highly recommended to appreciate all this home has to offer.



GROUND FLOOR



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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