



Ryemead Boulevard High Wycombe HP11 1GG



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£250,000

A modern two bedroom, two bathroom apartment in Ryemead Boulevard benefiting from a south facing balcony and secure gated entry parking. The property is offered in great condition throughout with the added benefit of a generous lease of 979 years remaining.

Description

A modern apartment boasting two double bedrooms, two bathrooms (family bathroom & en-suite), a spacious open plan kitchen/diner/living area and a south facing balcony.

Further features include double glazing throughout, integrated appliances as well as a built in wardrobe in the principle bedroom. The property has a secure electric gated parking bay allocated and lift access to all floors and the under croft car parking.

Situation

Ryemead Boulevard is conveniently located next to a vast array of shopping facilities. These include a large Marks & Spencer Food Hall, Curry's PC World and several restaurants. From the property, the train station is just a short drive (1.7miles) and M40 Junction 3 is only 1.8 miles away. In addition within a short walking distance the Wycombe Rye Park & Lido offers leisure facilities and an abundance of greenery to enjoy.

The High Wycombe town centre provides an extensive range of shopping facilities and a vast array of cafes, restaurants and bars along with the excellent Wycombe swan theatre. A weekly market is held in the High street. High Wycombe is renowned for its leisure and recreational amenities and is home to Wycombe Wanderers Football Club. The town has a new sports centre and two multi-screen cinema complexes. A Newly built Waitrose supermarket. Further amenities include a John Lewis department store, Costa Coffee store and Next clothes and home store.

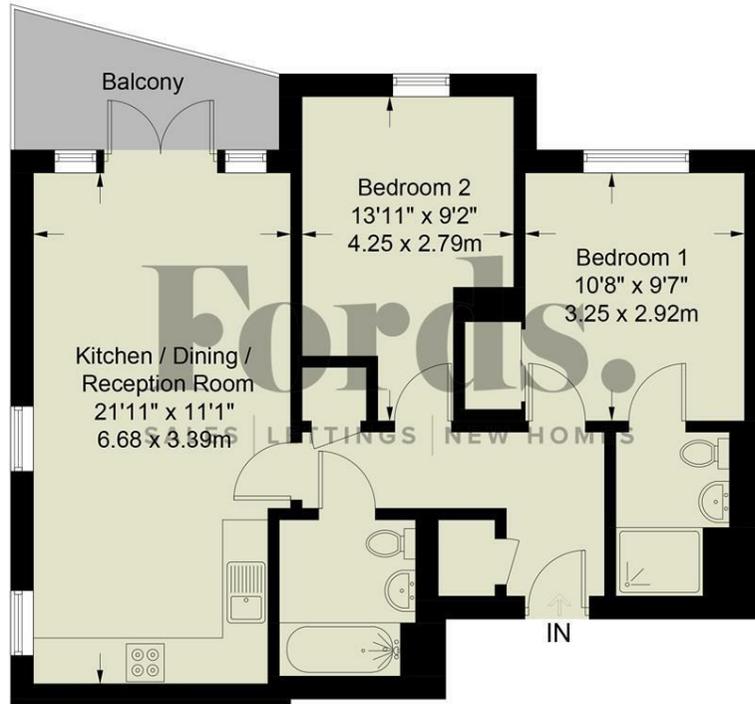
For the commuter there is a frequent rail service from High Wycombe to London Marylebone in under 30 minutes and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Floor Plans

Ryemead Boulevard, HP11 1GG

Approximate Gross Internal Area = 656 sq ft / 60.9 sq m

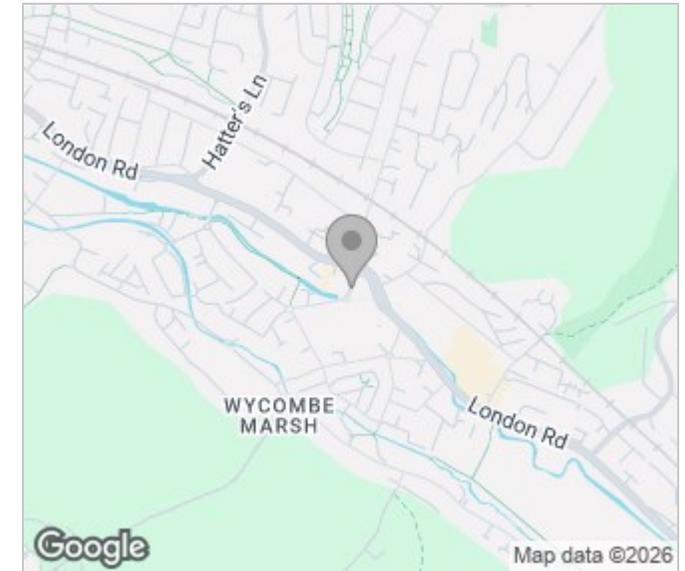


First Floor

Floor Plan produced for Ford & Partners ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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