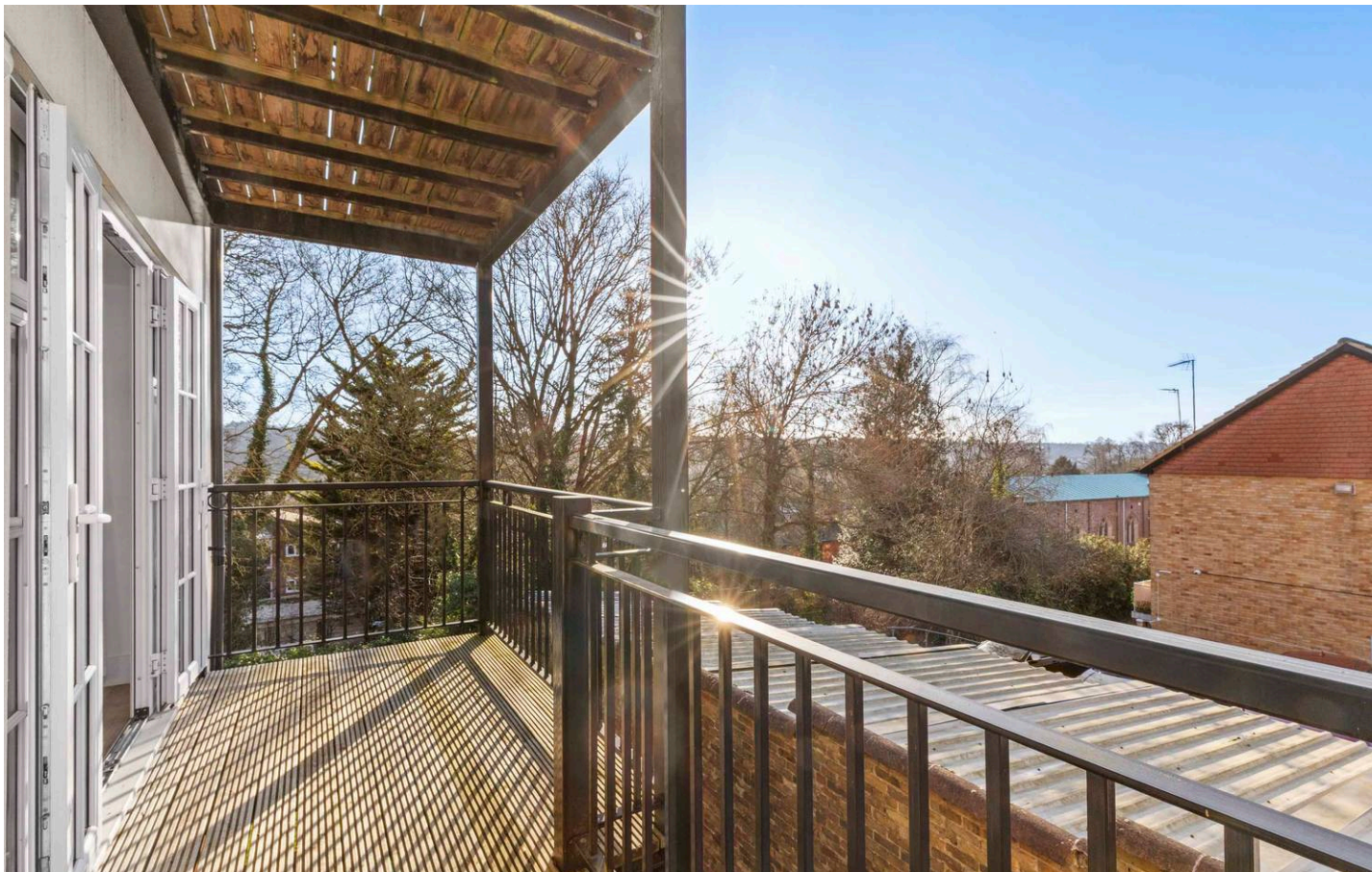




21 Elvaston Rectory Avenue, High Wycombe - HP13 6GF  
£300,000





- Fantastic location in a quiet setting yet just a stones throw from High Wycombe town centre and railway station
- Offered for sale with a share of the freehold
- Stylish wooden flooring throughout
- Large double glazed windows with abundant natural light
- Built-in storage solutions
- Modern kitchen with integrated oven
- Ensuite bathroom to principal bedroom
- Spacious modern bathroom with soaking tub
- Private west facing balcony accessible from the main bedroom and sitting room
- Landscaped communal garden areas
- Off-road parking

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

**Council Tax band: C**

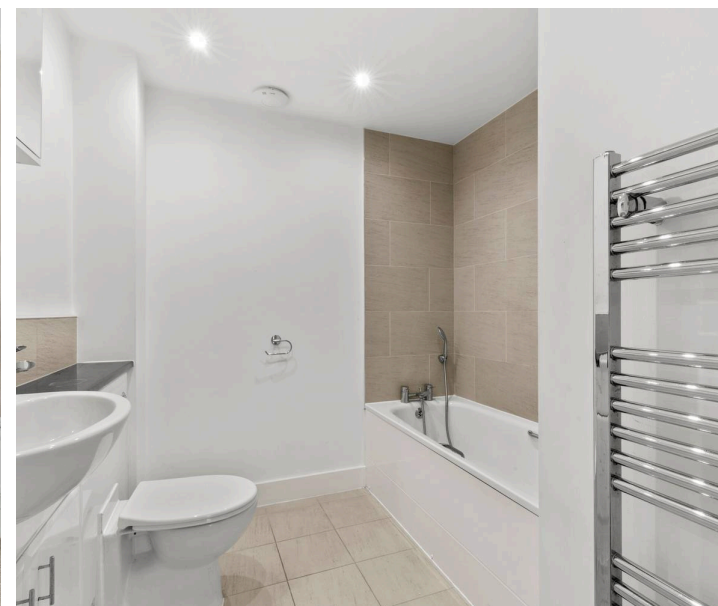
**Tenure: Share of Freehold**

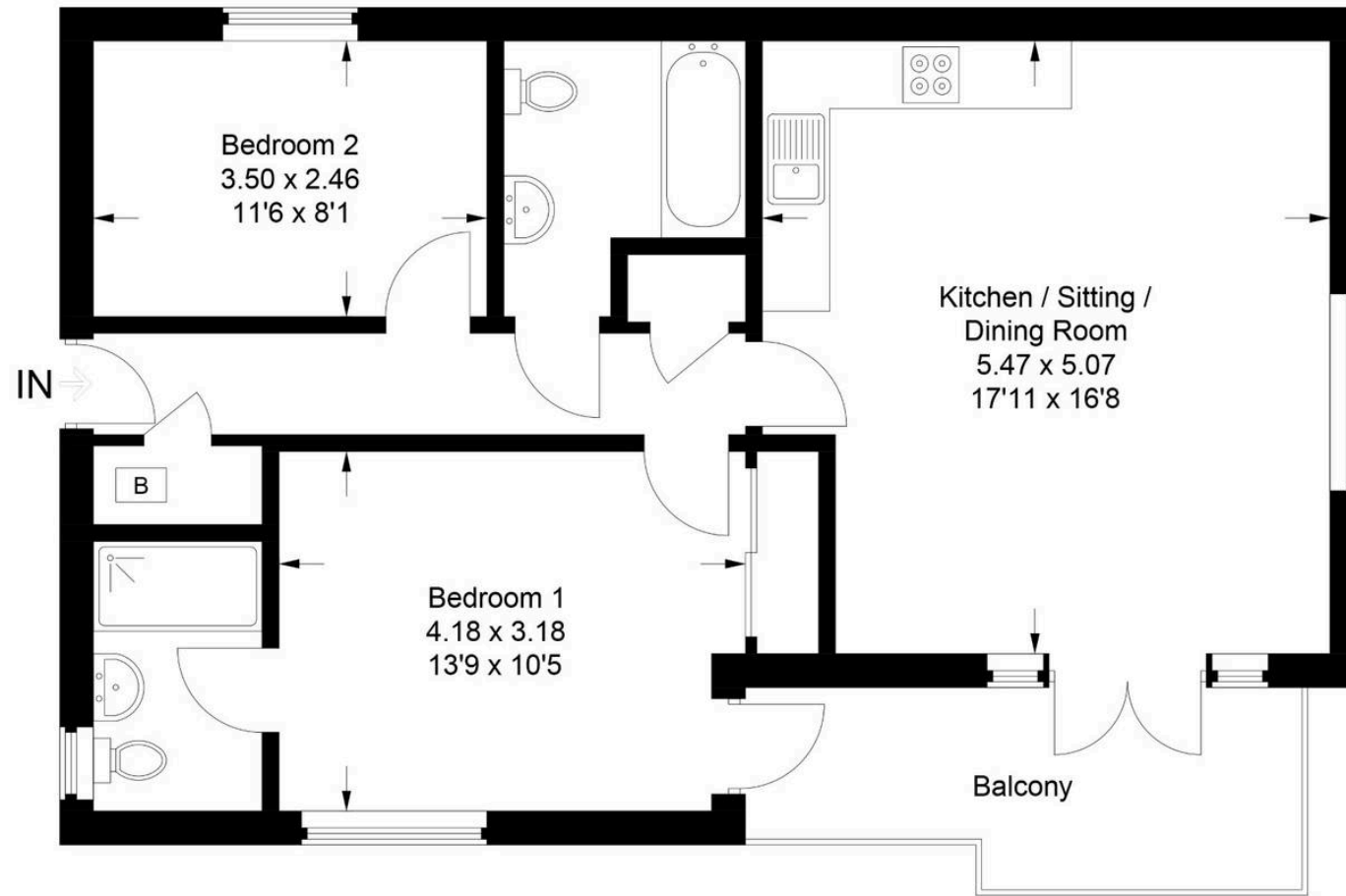
**EPC Rating: B**



This beautifully presented two-bedroom apartment offered for sale with the share of the freehold, offers a superb blend of contemporary style and practical design, ideally situated in a peaceful location just moments from High Wycombe town centre and the railway station.

The property features stylish wooden flooring throughout, creating a seamless and elegant feel that complements the abundance of natural light streaming in through large double glazed windows. The spacious living area is enhanced by French doors that open onto a private west-facing balcony (accessible from both the main bedroom and sitting room), perfect for enjoying afternoon sun and relaxing in privacy. The modern kitchen is thoughtfully appointed with integrated appliances, including a built-in oven, and provides ample workspace for culinary enthusiasts. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an ensuite bathroom for added convenience. The main bathroom is generously sized and features a contemporary suite with a luxurious soaking tub, ideal for unwinding at the end of the day. Built-in storage solutions throughout the apartment ensure a clutter-free living environment, while off-road parking adds further practicality for residents. With landscaped communal garden areas available for residents to enjoy, this apartment combines comfort, style, and convenience in one of High Wycombe's most sought-after settings. Whether you are seeking a first home, a downsize, or an investment opportunity, this property presents an exceptional opportunity to acquire a modern apartment in a prime location with excellent transport links and local amenities close at hand.





## Elvaston, Rectory Avenue, HP13 6GF

Approximate Gross Internal Area = 68.1 sq m / 665 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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.



## Tim Russ and Company

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