wye Partnership

10 Fair Acre, High Wycombe, HP13 6GQ

£285,000

10 Fair Acre

High Wycombe, High Wycombe

- A Stunning Two Bedroom First Floor Apartment In The Heart Of The Town Centre
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen Including Appliances, Modern Fitted Bathroom And En Suite Shower Room
- Small Gated Residential Development Off Private Road
- Entryphone System, Well Maintained Communal Areas
- Allocated Car Parking Space And Private Balcony
- Immaculate Condition Throughout, Owned By Current Seller From New
- Long Lease And Being Sold With No Upper Chain, We Hold Keys

Situated in the heart of the town centre a few minutes' walk from the vast shopping, dining and leisure facilities the town has to offer as well as being moments' walk from the mainline railway station with trains into central London in under half an hour, whilst also providing connections to Birmingham and Oxford. For drivers Junction 4 of the M40 can be reached in under 10 minutes drive and serves access to both London and the North.
Council Tax band: C

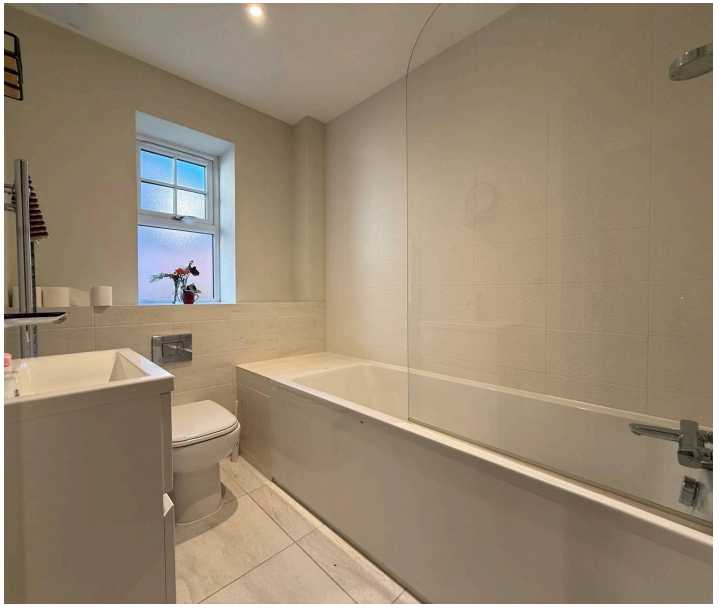
Tenure: Leasehold; Expires 31 December 2132: Service Charge; £1524.00 Per annum: Ground Rent; £200.00

EPC Energy Efficiency Rating: B

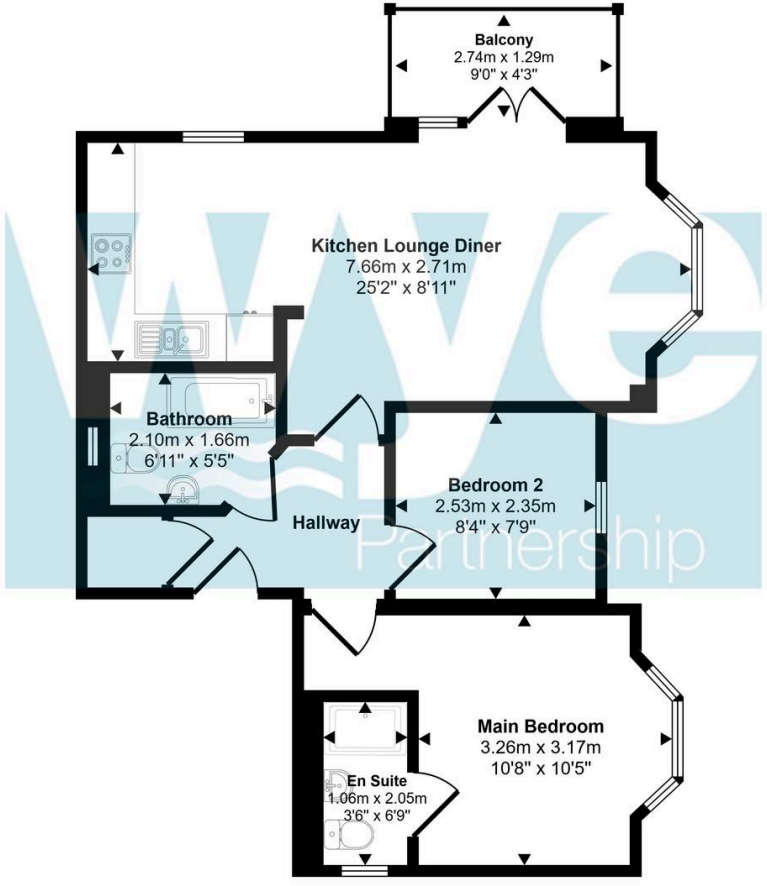
10 Fair Acre

High Wycombe, High Wycombe

This stunning two bedroom first floor apartment is situated in the heart of the town centre, offering modern living within a small gated residential development off a private road. Immaculately presented throughout and owned by the current seller from new, the property features gas central heating to radiators and double glazed windows for comfort and efficiency. The spacious accommodation includes a contemporary fitted kitchen with integrated appliances, a stylish modern bathroom, and an en suite shower room to the principal bedroom. Residents benefit from an entryphone system and well maintained communal areas, ensuring security and a welcoming atmosphere. Additional advantages include an allocated car parking space and a private balcony (perfect for morning coffee or relaxing after work). The flat is offered with a long lease and no upper chain, making it an ideal purchase for first time buyers, downsizers, or investors alike. We hold the keys for convenient viewings, so early inspection is highly recommended to appreciate the quality and location of this exceptional apartment.



Approx Gross Internal Area
55 sq m / 590 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.