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ESTATE AGENTS



Fryers Lane High Wycombe Buckinghamshire HP12 3DU





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**Guide price £255,000**

A unique opportunity to purchase a large two-bedroom, two-bathroom apartment in the highly desirable Wye Gardens Development with direct access and views over the Desborough Park.



## Description

Upon entering the property, you are welcomed into a central hallway providing access to all principal rooms. To the right is the second double bedroom, while to the left is the impressive open-plan kitchen, dining, and living area. This bright and inviting space enjoys pleasant views across the River Wye towards Desborough Park and offers direct access to the beautifully maintained communal grounds. The modern kitchen is fully equipped and includes a newly installed combination boiler, integrated oven, hob, extractor fan, fridge-freezer, and dishwasher.

Returning through the hallway, you will find the contemporary family bathroom and the generous principal bedroom, which benefits from fitted wardrobes and a stylish ensuite shower room. . This sophisticated and practical apartment features two additional built-in storage units, one of which includes an integrated washing machine.

Additional features include gas central heating, an extended lease, and allocated parking in a gated car park.

## Situation

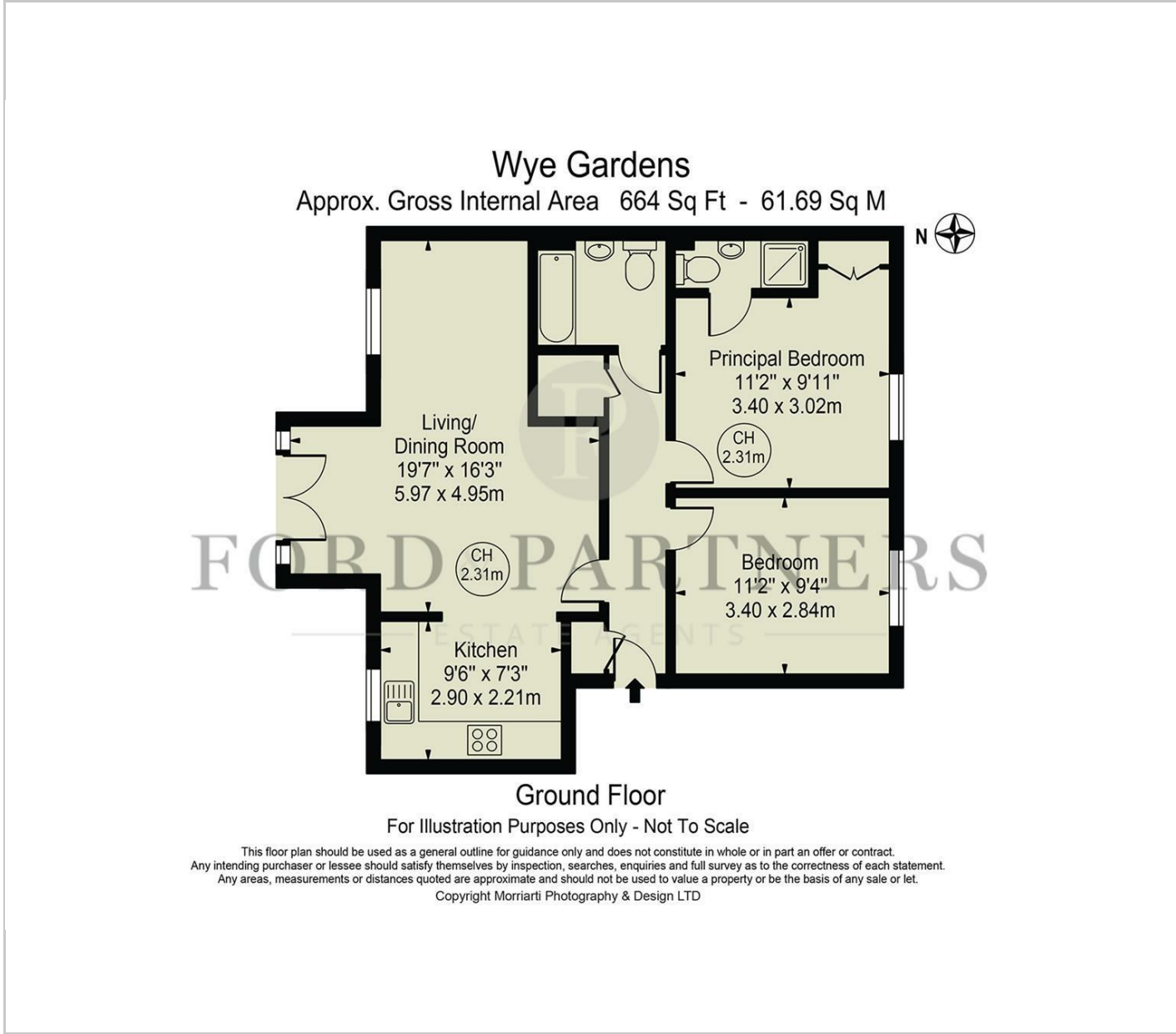
Wye Gardens is an attractive and well-regarded riverside development located close to the heart of High Wycombe, offering a pleasant blend of tranquil green spaces and convenient town-centre living. The development sits alongside the River Wye and benefits from immediate access to Desborough Park, providing residents with scenic walking routes, open recreational areas, and a peaceful setting while remaining within easy reach of local amenities.

High Wycombe town centre is within walking distance and offers an excellent range of shopping, dining, and leisure facilities, including the Eden Shopping Centre, a variety of independent retailers, cafés, and restaurants, as well as the Swan Theatre and Wycombe Museum. For commuters, High Wycombe train station provides regular services into London Marylebone, making the area particularly popular with professionals.

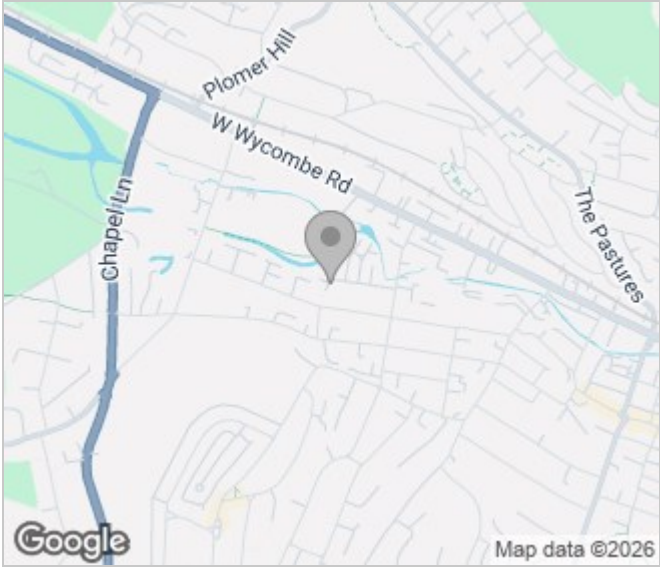
The location is also well served by road links, with easy access to the M40 motorway, connecting the area to London, Oxford, and the wider motorway network. Families are well catered for, with a selection of highly regarded primary and secondary schools nearby, alongside local healthcare facilities and community amenities.



Floor Plans



Area Map



Energy Performance Graph

