

wye Partnership

23 Gandon Vale, High Wycombe, HP13 5LG

£239,950

23 Gandon Vale

High Wycombe

- A Well Presented Two Bedroom Ground Floor Apartment
- Replaced Wall Mounted Electric Heating And Double Glazed Windows
- Good Size Modern Refitted Kitchen/Breakfast Room
- Large Duel Aspect Lounge/Dining Room With Patio Doors And Juliet Balcony
- Two Double Bedrooms, Modern Refitted White Bathroom Suite
- Allocated Parking Plus Unrestricted Visitors Parking
- Popular Residential Area Walking Distance Town Centre & Railway Station
- Own Private Entrance, Direct Access To Garden Area
- Must be Seen Internally To Be Appreciated

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day to day needs. The station in the town centre offers quick access into London Marylebone, Birmingham and Oxford, and the M40 is easily accessible at Junction 4.

Council Tax band: C

Tenure: Leasehold; 88 Years remaining: Service Charge; £1930.00 Per annum: Ground Rent; £144.80 Per annum

EPC Energy Efficiency Rating: D







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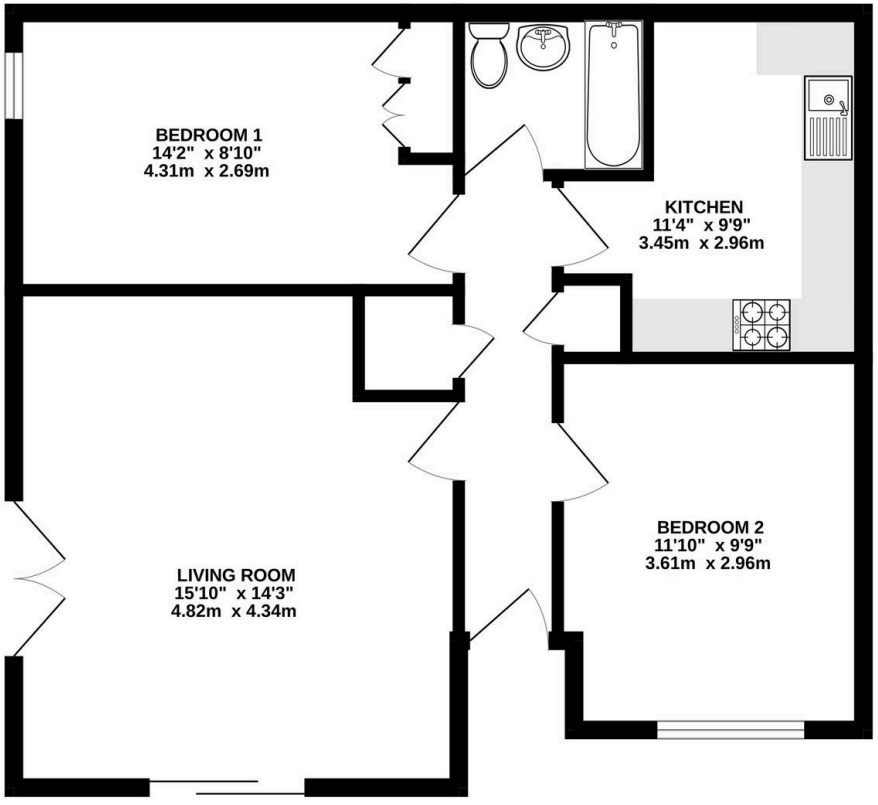
This well presented two bedroom ground floor apartment offers an excellent opportunity for those seeking a stylish and convenient home in a popular residential area within easy walking distance of the town centre and railway station. The property boasts its own private entrance, providing a sense of independence and privacy. Inside, the spacious dual aspect lounge and dining room is filled with natural light, creating a welcoming space for relaxing or entertaining. The modern refitted kitchen and breakfast room features ample storage, contemporary units, and space for dining, making it ideal for every-day meals. Both bedrooms are generous doubles, offering comfortable accommodation for residents or guests. The bathroom has been refitted with a modern white suite, combining practicality with a fresh, contemporary finish. The apartment benefits from replaced wall mounted electric heating and double glazed windows throughout, ensuring energy efficiency and comfort all year round. Allocated parking is included, along with unrestricted visitors parking for added convenience. This property must be viewed internally to be fully appreciated, as it offers a superb blend of space, style, and location, making it an ideal choice for professionals, couples, or those looking to downsize without compromising on quality or access to amenities.







GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

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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The Wye Partnership High Wycombe

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