





Features

- Two Double Bedrooms
- Ensuite To Master
- Open Plan Layout
- West Facing Balcony
- Allocated Parking
- Communal Garden

A front door with security entry phone system leads into a communal lobby, that has a back door to the garden and a secondary internal door leading to the apartment's private entrance. The hallway has a cupboard housing the high pressure water cylinder and another storage cupboard. The living room is spacious providing plenty of room for a sofa suite and has patio doors that lead out to the generously proportioned west facing balcony. The kitchen is open plan to the living room and is well appointed

with a range of base and eye level storage units above and below the worktops, with fridge freezer, washer/dryer, oven, hob, extractor fan. The master bedroom is a good sized room with double doors to a Juliette balcony and an ensuite shower room. The second bedroom is also a double room with a westerly aspect and serviced by a family bathroom. Outside to the ground floor is secure undercroft parking and there is a communal garden to the rear.



The Pinions area of High Wycombe lies just East of the town centre within easy walking distance of the picturesque Rye Park, a wide expanse of parkland beside the river Wye which is also home to the Rye Lido, which offers a heated outdoor pool, gymnasium and tennis courts. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks and Spencers Simply Food. The town centre offers a wide range of facilities numbering among them the Eden Shopping Centre, Swan Theatre and Mainline railway station with a London Marylebone fast train. High Wycombe is renowned for excellent schooling and is within the catchment areas for both boys and girls grammar schools. Junction 3 access to the M40 motorway is a 5 minute drive.

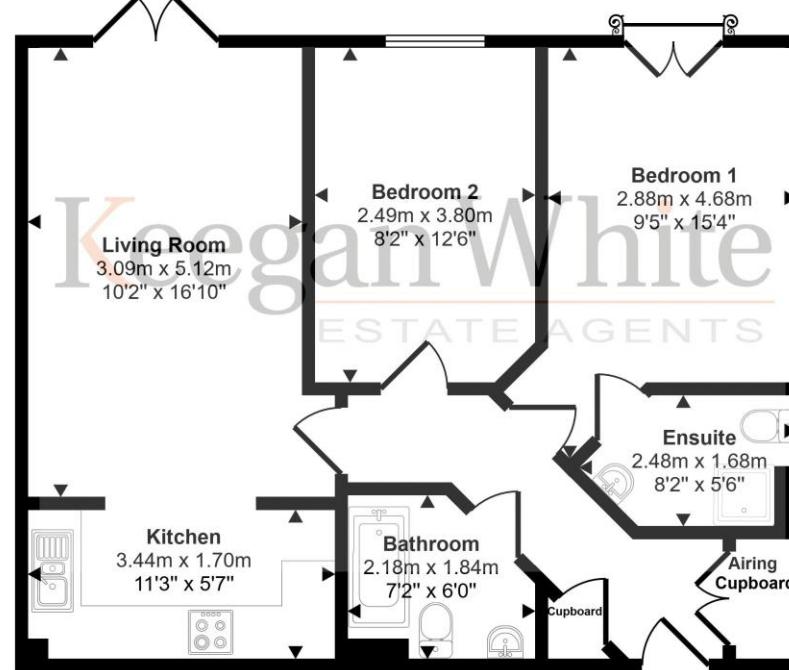
Additional information:

Council Tax band C.
EPC Rating C.
No Tenant Fees.
Holding deposit £323.
Security deposit £1,615.
Long tenancy preferred,
No smoking
Sorry, no pets
Full referencing required.





Approx Gross Internal Area
61 sq m / 657 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.

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