



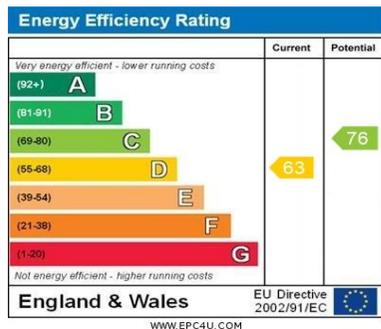
West End Road, High Wycombe, Buckinghamshire, HP11 2AT

A modern top floor apartment within a popular gated development situated in the heart of the town centre.

| Security Entrance System | Private Entrance Hall | Living Room With Balcony | Modern Fitted Kitchen | Two Double Bedrooms | Bathroom Plus En-Suite Shower Room | Electric Heating | Sealed Unit Double Glazed Windows | Short Walk To Town And Railway Station | Allocated Parking Space | Communal Gardens | Secure Gated Development | Long Lease | No Onward Chain |

A recently redecorated top floor apartment forming part of this popular gated development just a few minutes walk from Eden town centre, a similar distance to the main bus station and 10-minutes walk from 25-minute London trains. With accommodation comprising: Communal entrance with security entrance, entrance hall, open plan living/dining room with double doors opening to balcony, modern fitted kitchen, two double bedrooms, one with an en-suite shower room, guest bathroom, electric heating and sealed unit double glazing. There are communal gardens that surround the development with allocated parking. Available with no onward chain.

Price... £220,000



LOCATION

Part of a striking gated development just 3/4 minutes walk from Eden town centre. Frequent Heathrow buses are a similar distance and 25-minute London Marylebone trains are 10 minutes walk. Apart from the town centre, the secondary shopping area of Desborough Road is closeby with a diverse range of amenities. The 50 acre Rye park is within 10-minutes walk and Junction 4 of the M40 is a 5-minute drive; the new Handy X Hub is a similar distance providing improved local and national coach and bus services.

DIRECTIONS

In an approach from High Wycombe centre leave on the A40 towards Oxford. At the traffic lights by the Eden centre turn left in to Bridge Street; left into West End Road. Peddle Court is on the right.

ADDITIONAL INFORMATION

Leasehold; 134 Years remaining: Service Charge; £2216.52 Per annum: Ground Rent; £200.00 Per annum.

COUNCIL TAX

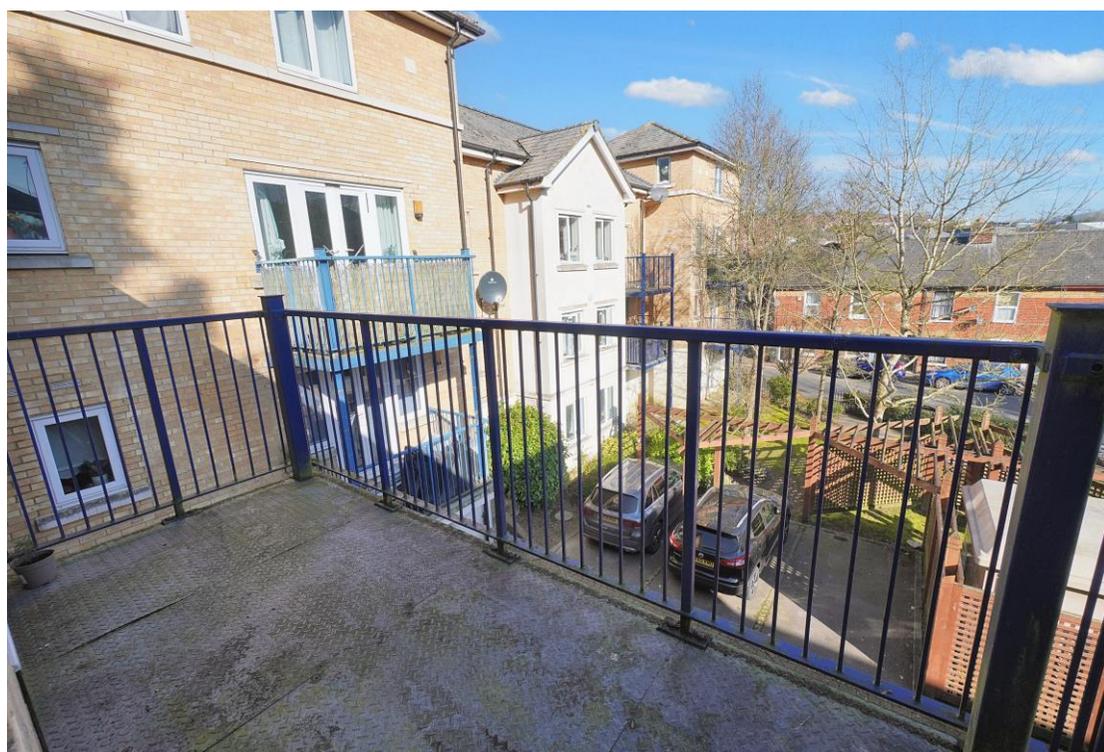
Band C

EPC RATING

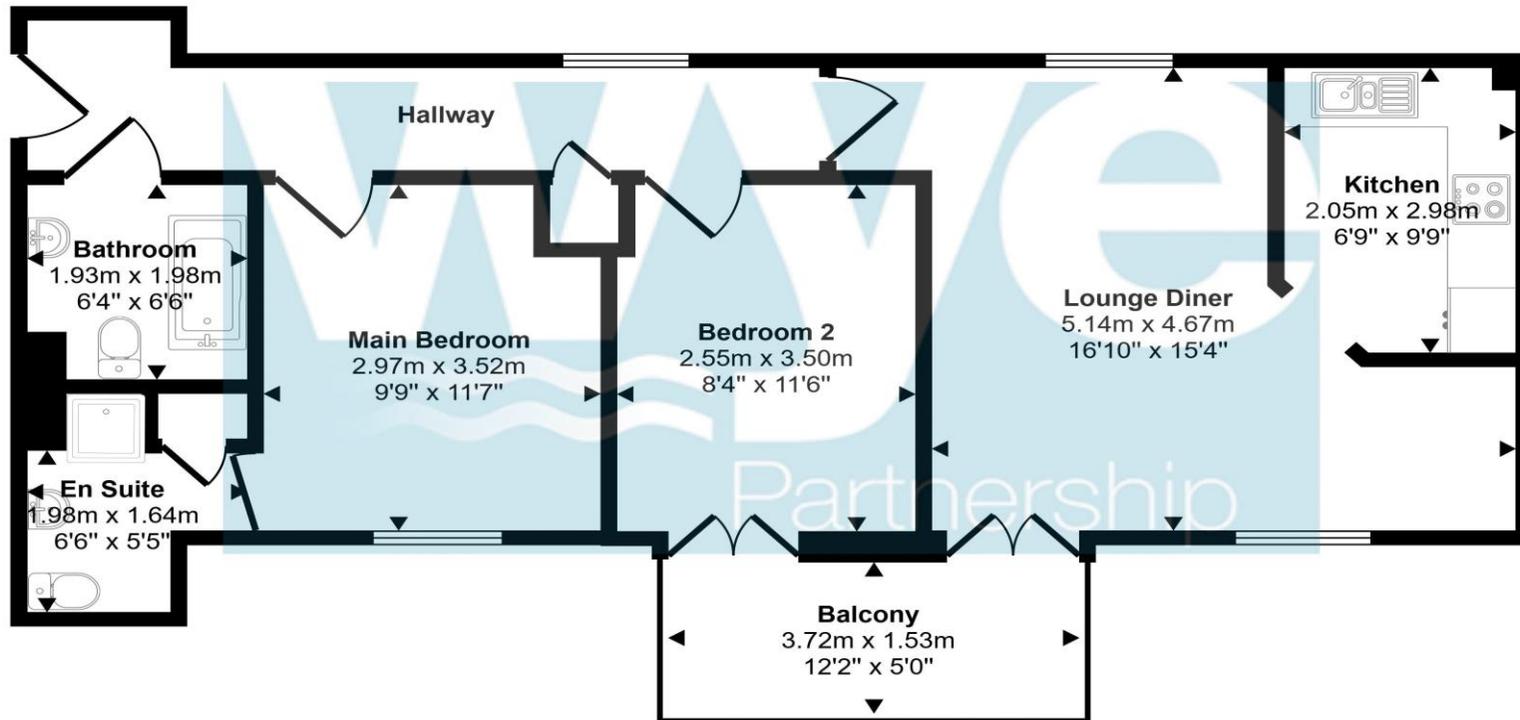
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
64 sq m / 694 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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The **wye** Partnership