





## Features

- Modern Open Plan Accommodation
- South Facing Private Patio
- Contemporary Kitchen & Shower Room
- Gas Central Heating
- Immediately Available
- Communal Gardens & Parking

This ground floor apartment has a private patio to southerly aspect, taking in full advantage of the natural light. It has been constructed by Hester Homes, a local developer who is well regarded for their high level specification and high quality finish. PLEASE NOTE, this property is under construction and the photos shown are of one of the other apartments in the development and are not of this particular apartment. St Josephs House forms part of a small, exclusive development offering a mixture of one and two bedroom properties with high quality accommodation with contemporary finish throughout. A great deal of thought has gone into the

planning and design which stands out as one of the best developments in High Wycombe.

This apartment is on the ground floor and is accessed via a communal hallway with security door entry system. The living accommodation is open plan to the contemporary kitchen. The double bedroom is spacious with built in wardrobes and are serviced by a contemporary shower room. At the rear of the development is the parking accessed through a coach style arch, and the landscaped communal gardens.



West Wycombe Road is one of the main routes into the centre of High Wycombe and therefore the public transport links are frequent into the town centre with its mainline railway station that has fast trains to London Marylebone in under half an hour. The town benefits from a wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, including the Eden Centre, the excellent Swan Theatre and the new sports centre at Handy Cross. To the north is the popular Chiltern village of Downley; to the west is the famous Golden Ball and Wycombe Caves, with the village of West Wycombe just beyond. High Wycombe has always drawn people from far and wide

who look to take advantage of its excellent commuting opportunities by rail as mentioned and by road with both Junctions 3 & 4 of the M40 on its doorstep.

Additional information:

- 10 Year building warranty
- Lease length: 125 Years
- Service Charge: Circa £1200 Per annum
- Ground Rent: £0
- Predicted EPC Rating: B (88)





GROUND FLOOR  
Floor Area: 37 sqm / 398 sqft



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