



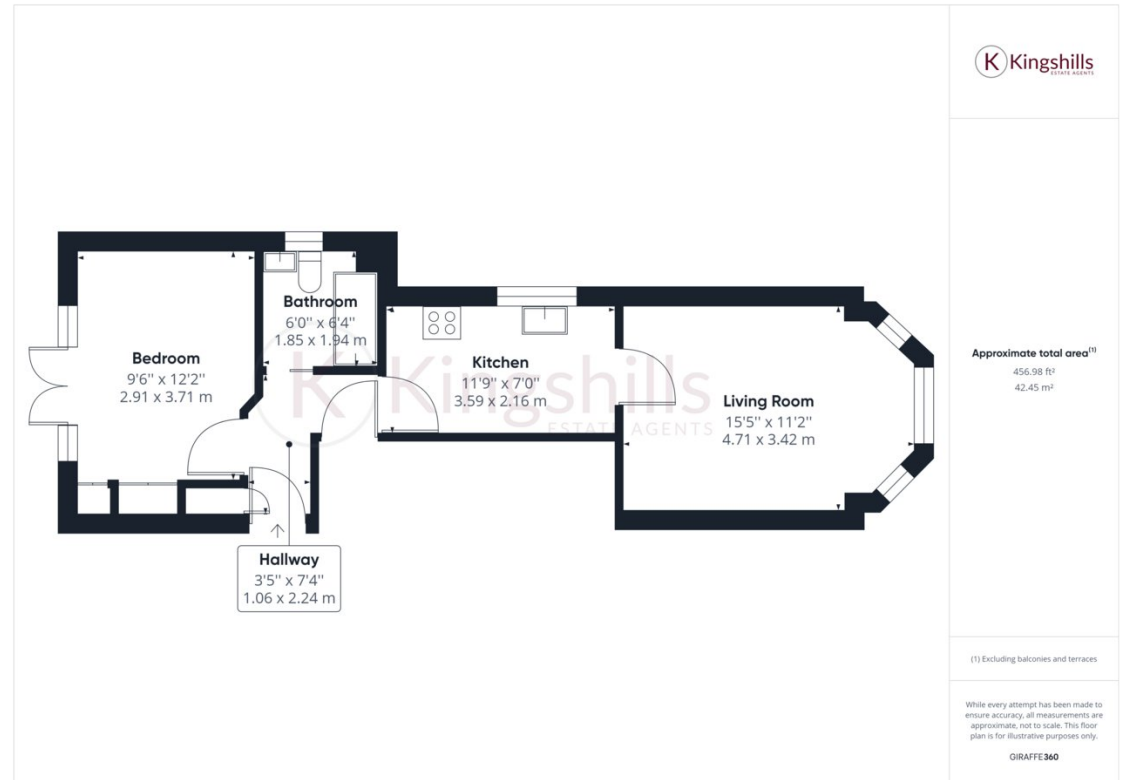
## Property Description

Located in the heart of the town of High Wycombe, this delightful ground floor one bedroom apartment presents a fantastic opportunity for first-time buyers or investors. With a perfect blend of convenience, and modern living, this property offers easy access to the bustling amenities of the town.

This one bedroom apartment built in 2001, has an individual entrance and once inside, has a welcoming hallway with fitted kitchen and a light and bright lounge with bay window. There is a good sized double bedroom with fitted wardrobes and patio doors leading to the garden and a family bathroom with bath and shower over the bath. One of the benefits of this property is its private garden. It does require landscaping but with a patio area, lawn and gated access, it would make the perfect space for enjoying a morning coffee or entertaining friends and family. Convenience is key, and this flat comes with the added benefit of allocated parking. Say goodbye to the hassle of searching for parking spaces, as you'll always have a designated spot waiting for you. This feature is especially valuable in a bustling town like High Wycombe.

The flat benefits from its prime location, being a short walk from the vibrant town of High Wycombe. Residents can enjoy easy access to a variety of shops, restaurants, cafes and cultural attractions such as Wycombe Swan Theatre - everything you desire is right at your doorstep.

Excellent transport links further enhance the property's appeal. Whether commuting for work or exploring the surrounding areas, the flat is well-connected to major roads and public transportation options. It is conveniently located within walking distance of the train station, providing direct access to London Marylebone in just under 30 minutes. There is also allocated parking allowing easy access to the motorway links with the M40 accessed at Junction 4 for both London and Oxford and connections to the M25 and M4 being within a short drive.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements