



## Property Features

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- Well-Presented Two Bedroom Flat
- Ready For Immediate Move-In
- Bright Living Room and Fitted Kitchen
- Spacious Double Bedroom
- Second Smaller Room Ideal as A Home Office or Study
- Electric Heating
- Allocated Parking Included
- Situated Opposite Kingsmead Park
- Excellent Transport Links with Easy Access to the M40 Motorway and Nearby Town Centre Amenities
- EPC Rating C / Council Tax Band C

## Full Description

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Situated in the popular Winchester Court development in High Wycombe, this well-presented 2 bedroom flat offers comfortable and practical living, ideal for a single professional or couple.

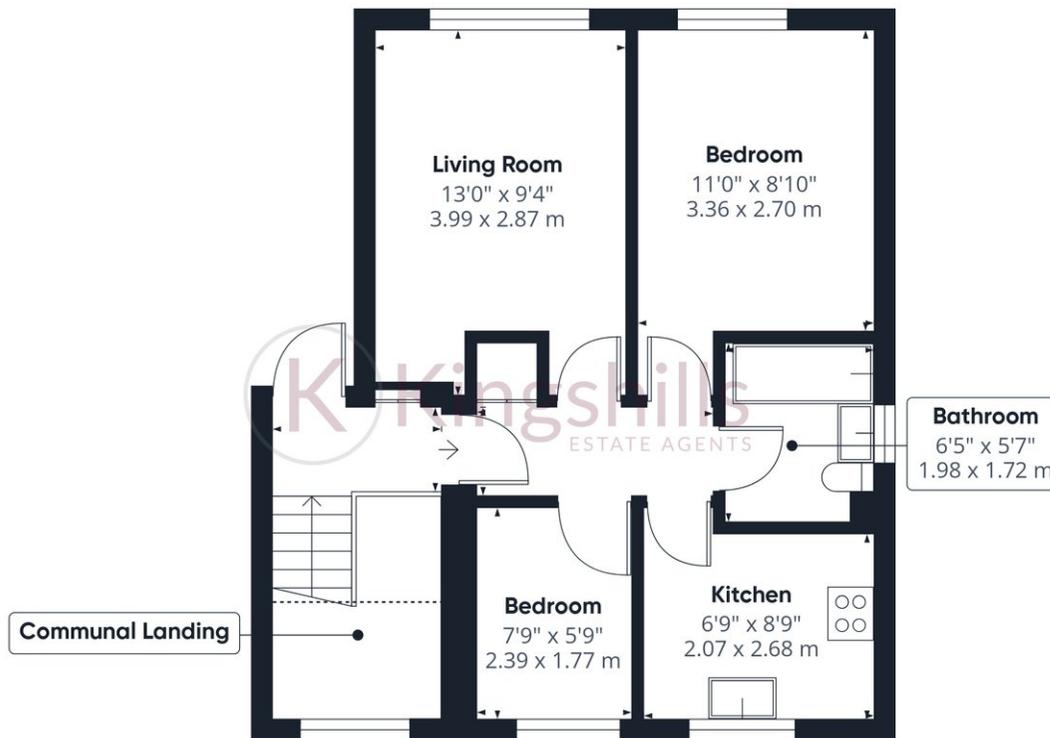
The property is clean, tidy, and ready to move into immediately. It features a bright living room, a fitted kitchen, a spacious double bedroom, and a second smaller room which is perfectly suited as a home office, study, or dressing room.

Additional benefits include electric heating, allocated parking, and a peaceful residential setting. The flat is conveniently located opposite Kingsmead Park, providing attractive green space right on your doorstep.

The location is particularly appealing for commuters, with excellent access to the M40 motorway, offering direct routes to London, Oxford, and surrounding areas. High Wycombe town centre is also within easy reach, providing a wide range of shops, restaurants, and amenities, as well as mainline rail services into London Marylebone.

Available now!





**Approximate total area<sup>m</sup>**  
419 ft<sup>2</sup>  
39.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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