



## Property Features

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- Modern One-Bedroom Apartment
- Bright Open-Plan Kitchen and Living Area
- Gas Bills Included (Heating and Hot Water)
- Allocated Parking for One Car
- Close To the Centre of High Wycombe
- Hughenden Park Located Right on the Doorstep
- Excellent Rail Links from High Wycombe Railway Station to London Marylebone
- Convenient Road Access Via the Nearby M40 Motorway
- EPC Rating C / Council Tax Band B

## Full Description

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Set within the sought-after Pallatia Court, this stylish one-bedroom modern apartment offers comfortable living in a well-connected location. A key benefit of the property is that gas bills are included, covering heating and hot water, helping to keep monthly living costs predictable.

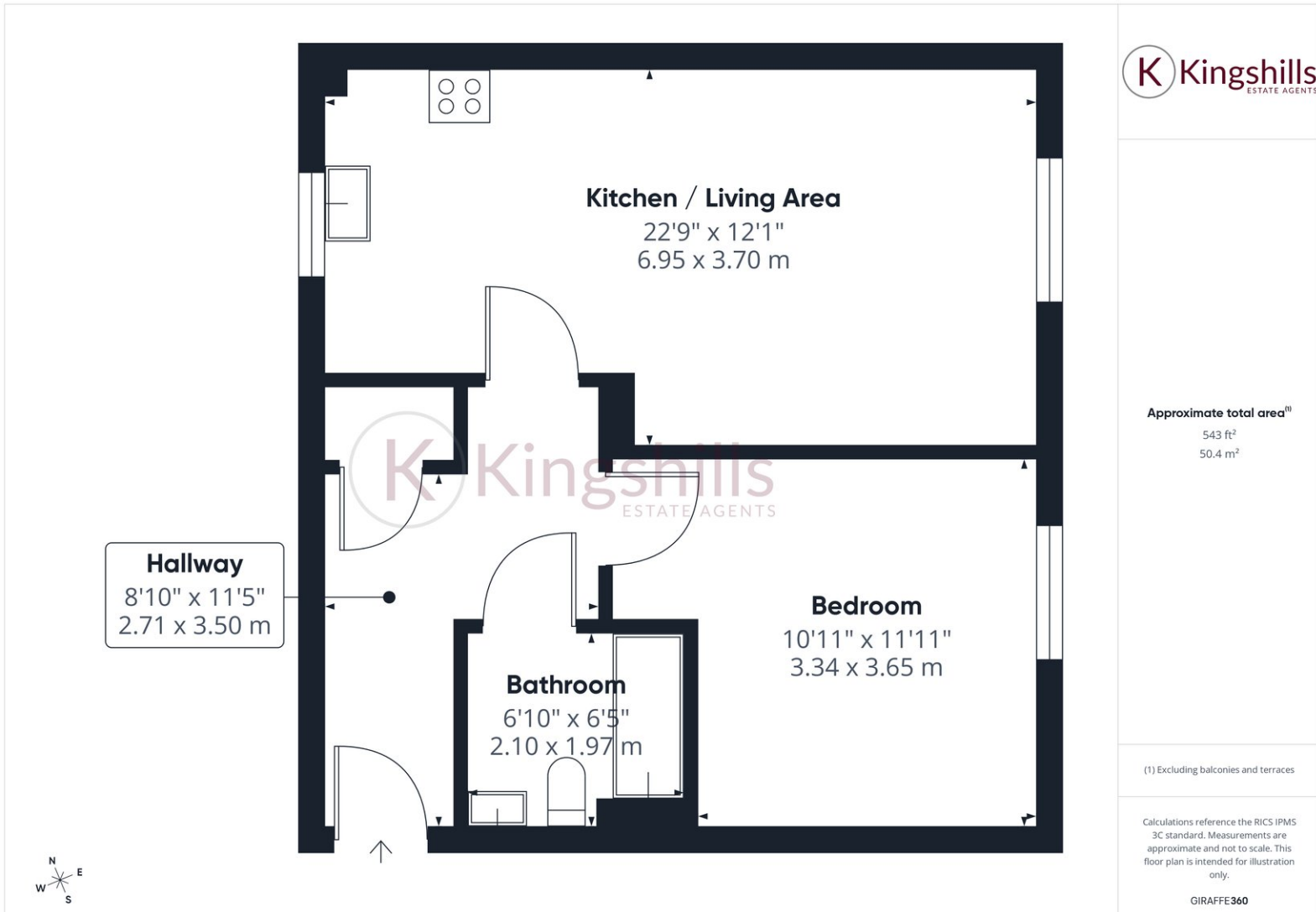
The apartment features a bright open-plan kitchen and living area, finished to a modern standard and ideal for both relaxing and entertaining. The double bedroom is well proportioned, while the contemporary bathroom is sleek and practical. Further benefits include allocated parking for one car.

Perfectly positioned, the property enjoys a flat, easy walk into the centre of High Wycombe, approximately one mile away, offering a wide range of shops, restaurants and amenities. Nature lovers will appreciate Hughenden Park quite literally on the doorstep - ideal for walks, running and outdoor leisure.

For commuters, High Wycombe railway station provides direct services to London Marylebone, while excellent road links are available via the nearby M40 motorway, giving swift access to London, Oxford and the wider motorway network.

An ideal home for professionals or couples seeking modern living with town, transport and green space all close at hand.





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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