



Flat 2, 24 High Street, High Wycombe, Buckinghamshire, HP11 2AG

Asking Price | £220,000

## Property Description

A beautifully presented two-bedroom ground floor apartment located in the heart of High Wycombe town centre, just a stone's throw from the train station and close to local amenities. The apartment offers modern accommodation and benefits from a private patio area.

Internally, the property features an entrance hall with two spacious and useful storage cupboards, leading through to a bright open-plan kitchen/living area with breakfast bar, a good sized main double bedroom with access to a private patio area, a versatile second bedroom which could be used as a guest room, home office or dressing room and a modern bathroom suite. The apartment also benefits from gas central heating and permit parking available nearby.

Situated in a highly convenient location on the High Street, the apartment is within easy reach of a variety of shops, cafés, restaurants and everyday amenities right on the doorstep. High Wycombe train station is also just a short walk away, providing excellent transport links for commuters, while nearby leisure facilities and green spaces offer a great balance of convenience and lifestyle.

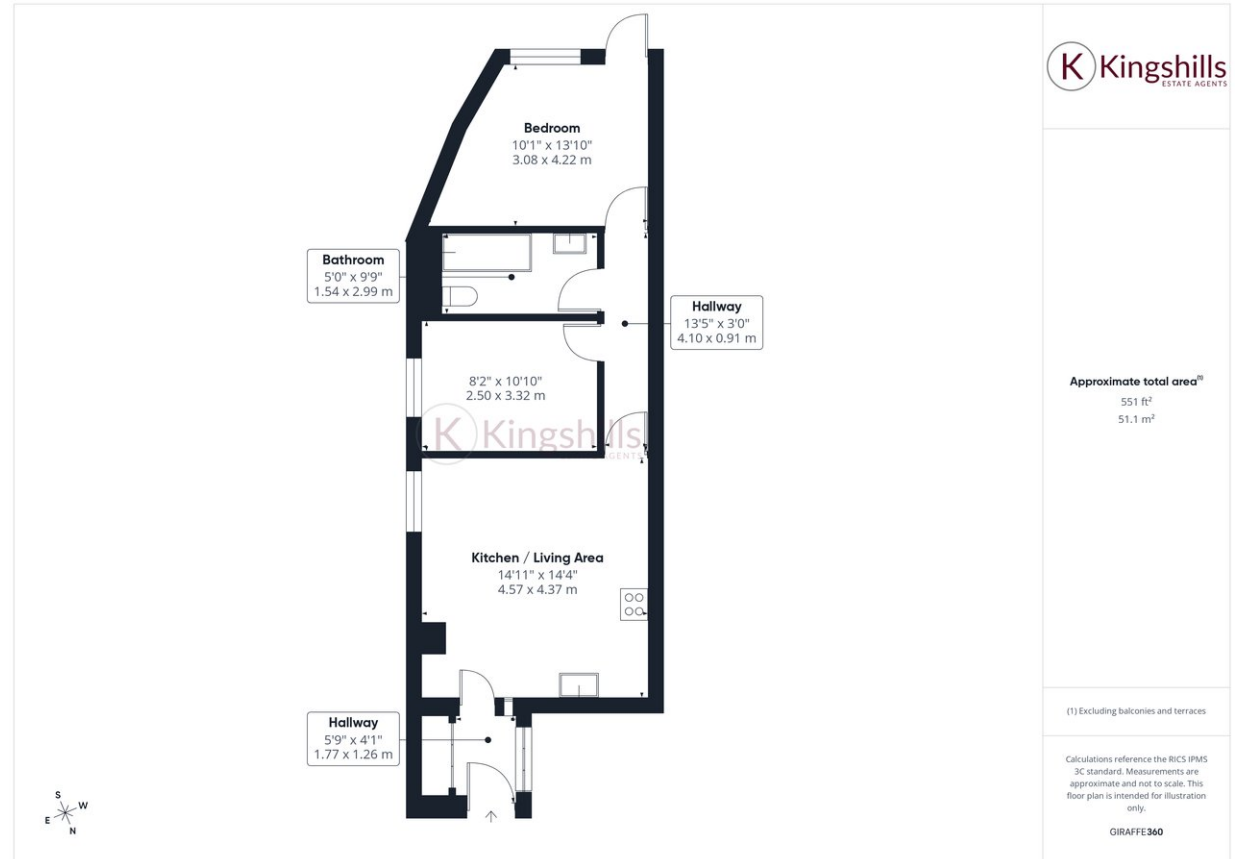
TENURE Leasehold

EPC RATING **D**/COUNCIL TAX: Band B

LEASE: 125 years from 2014

SERVICE CHARGE: £650 per annum

GROUNT RENT: £100 per annum



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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