



1 Birches Rise West Wycombe Road, High Wycombe

£250,000



Robertsons

1 Birches Rise West Wycombe Road

High Wycombe, High Wycombe

A superbly presented ground floor apartment conveniently just to the west of the town centre and mainline train station with services to London Marylebone. Entrance hall, Sitting room, Recently refitted Kitchen, Two bedrooms, Bathroom, Electric heating, Double glazing, Communal gardens, Two allocated parking spaces, 148 years remaining on the lease.

Council Tax band: C

Tenure: Leasehold





Entrance hall

Security entry phone, airing cupboard with hot water cylinder and shelved storage

Sitting room

Electric heater, two windows to front with wooden shutters

Kitchen

Recently fitted 'Wren' kitchen with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, fitted four ring Bosch hob with extractor over, space for fridge/freezer, built in Neff dishwasher, space and plumbing for washing machine, part tiled walls, window to side

Bedroom 1

Electric heater, built in wardrobe, two windows to rear with wooden shutters

Bedroom 2

With built in shelved recess, electric heater, window to rear with wooden shutter

Bathroom

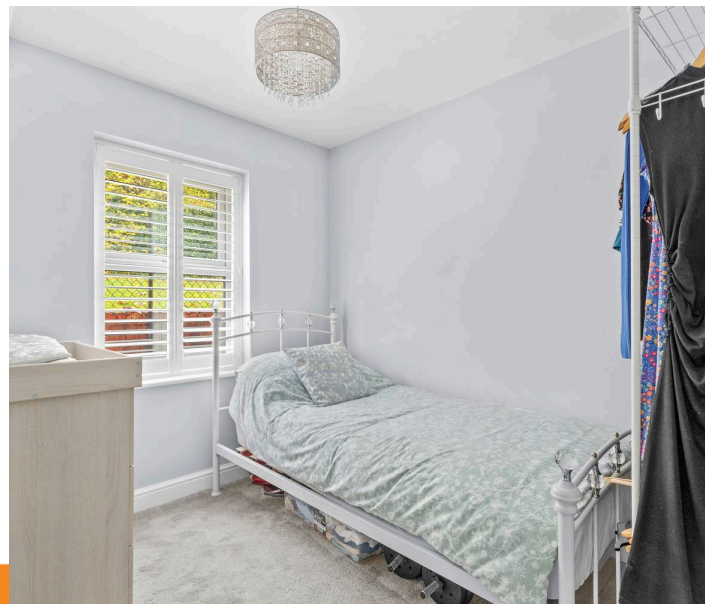
White suite comprising panelled bath with mixer tap and shower attachment and further shower over, low level W.C., wash hand basin with mixer tap and cupboards under, tiled flooring, part tiled walls, heated towel rail, window to side

Communal gardens

An area of lawn to the rear of the property

Parking

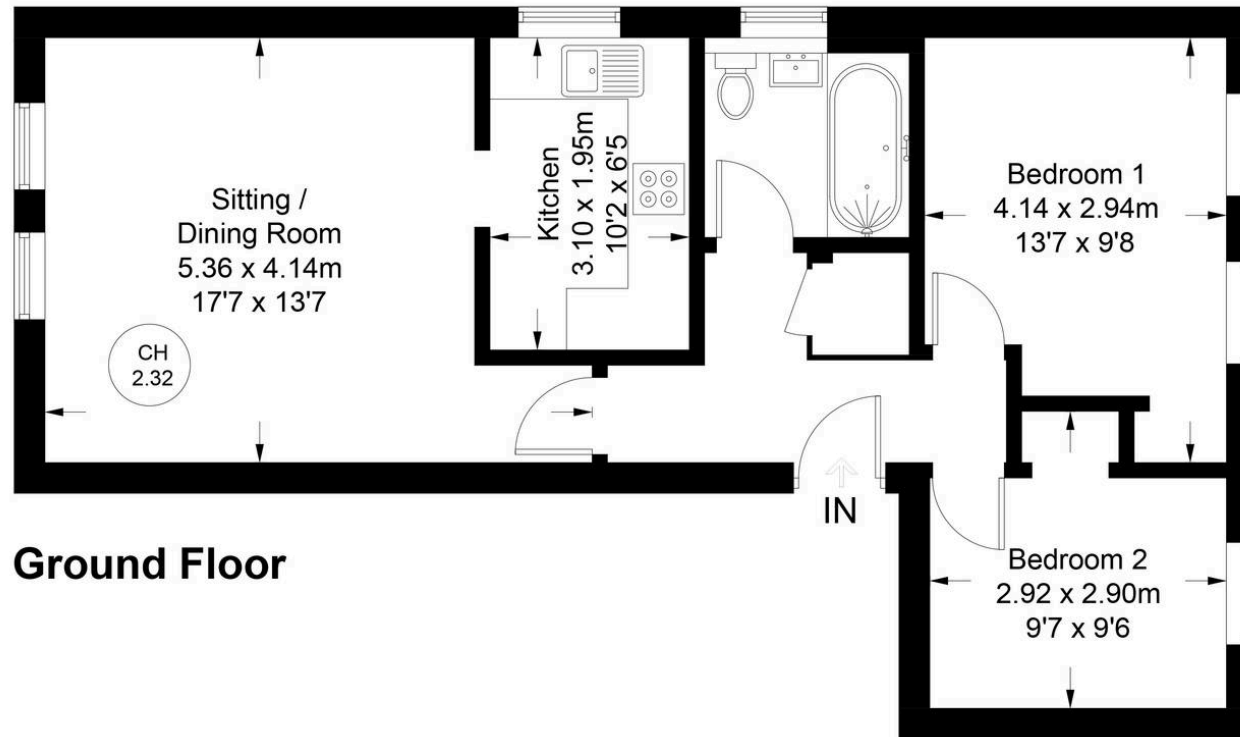
There are two allocated parking spaces



Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



CH
2.32
= Ceiling Height



Ground Floor

Floor Plan produced for Robertsons by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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