



# 10 Wyatt Close

High Wycombe, High Wycombe

- A Well Presented Studio Apartment
- Top Floor Flat With Private Entrance
- Living/Bedroom With Private Balcony
- Kitchen, Bathroom With White Suite
- Communal Gardens, No Onward Chain
- Easy Reach Of Town Centre Amenities

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day to day needs. The station in the town centre offers quick access into London Marylebone and the M40 is easily accessible at Junction 4.

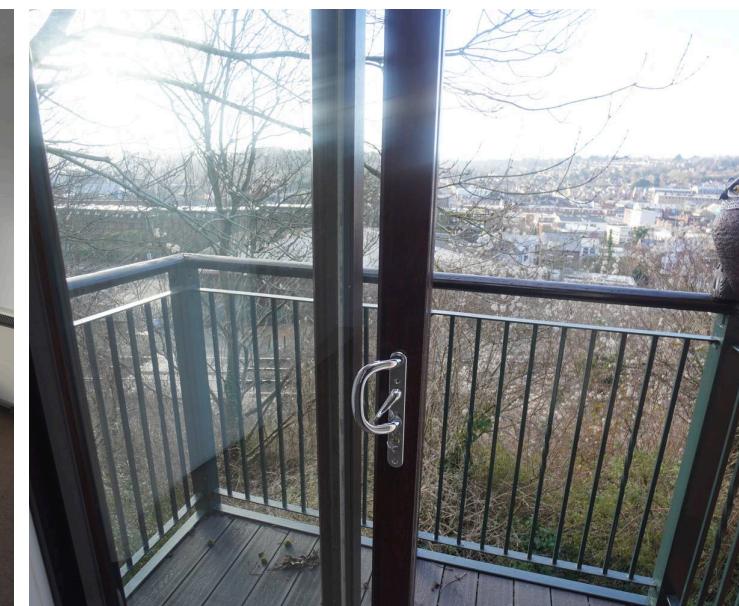
Council Tax band: A

Tenure: Leasehold, lease expiry 1st January 2113 :

Ground Rent: £125 Per annum: Service Charge: £925.78 Per annum

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

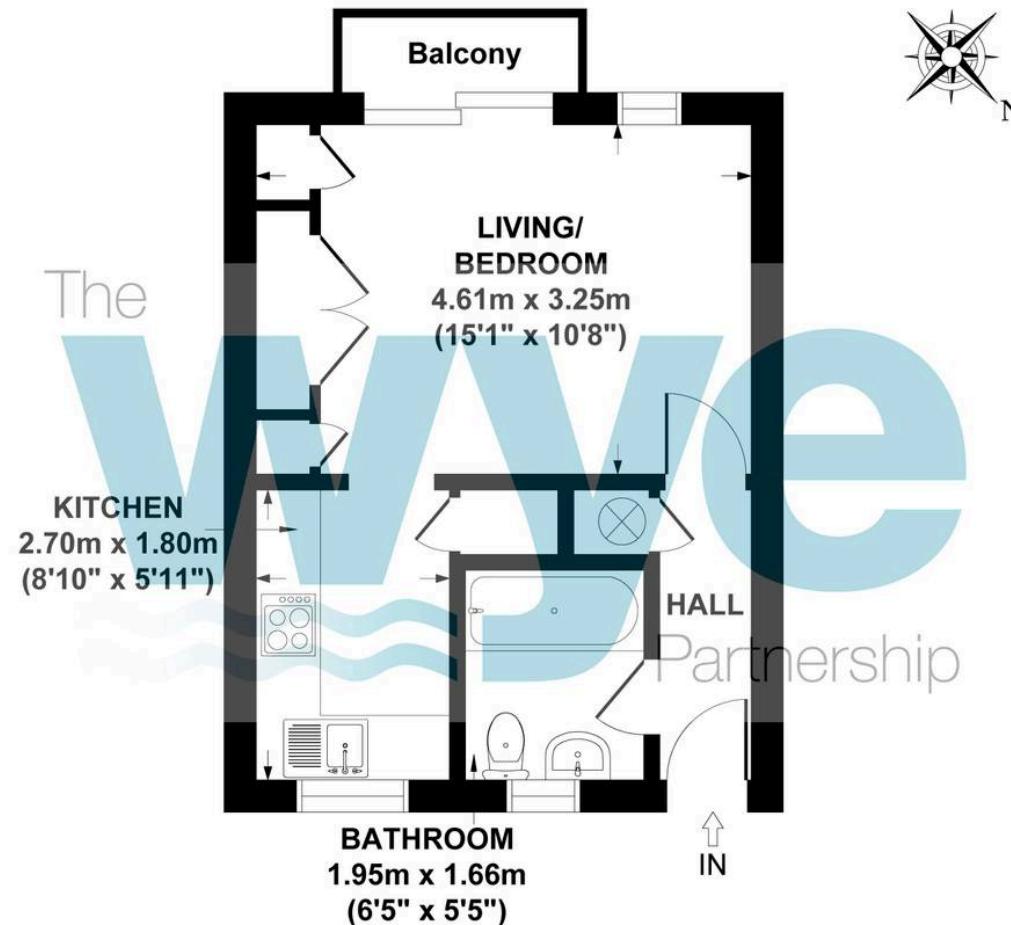


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This well presented studio apartment offers an excellent opportunity for first-time buyers or investors, situated on the top floor with its own private entrance. The bright and airy living/bedroom area benefits from direct access to a private balcony, providing a pleasant outlook over the valley. The separate kitchen is fitted with modern units, offering ample storage and workspace for convenient meal preparation. The bathroom features a contemporary white suite, creating a fresh and inviting atmosphere. Residents enjoy access to well maintained communal gardens, further enhancing the appeal of this property. Offered with no onward chain, this apartment is ready for immediate occupation and provides a hassle-free move. The location is particularly advantageous, with a wide range of town centre amenities within easy reach, including shops, cafes, and transport links.





WYATT CLOSE, HIGH WYCOMBE, HP13 5YU  
APPROX. GROSS INTERNAL FLOOR AREA 28 SQ M / 303 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

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