





# Flat 65

Wye Gardens Fryers Lane, High Wycombe

- First Floor Apartment Forming Part Of A Popular Gated development
- Overlooking Parkland And Stream Via A Private Balcony
- Large Open Plan Living Room/Kitchen
- Two Good Size Bedrooms, Bathroom And En-Suite Shower Room
- Gas Central Heating, Double Glazing
- Communal Gardens With Allocated Car Parking Contained Within
- Easy Reach Of Local And Town Centre Amenities
- Short Drive Of West Wycombe, Surrounding Countryside And Transport Links

Forming part of this modern development approximately 1.5 miles West of High Wycombe centre. The development is bounded by Recreation Ground and this particular apartment enjoys an outlook over it towards West Wycombe. Local shops and other facilities are close to hand as are buses to town, from where there are 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Junction 4 of the M40 is an approximate 5-minute drive

Council Tax band: C

Tenure: Leasehold; 95 Years remaining: Service Charge; £1431.00 Per annum: Ground Rent; £220.00 Per annum

EPC Energy Efficiency Rating: B

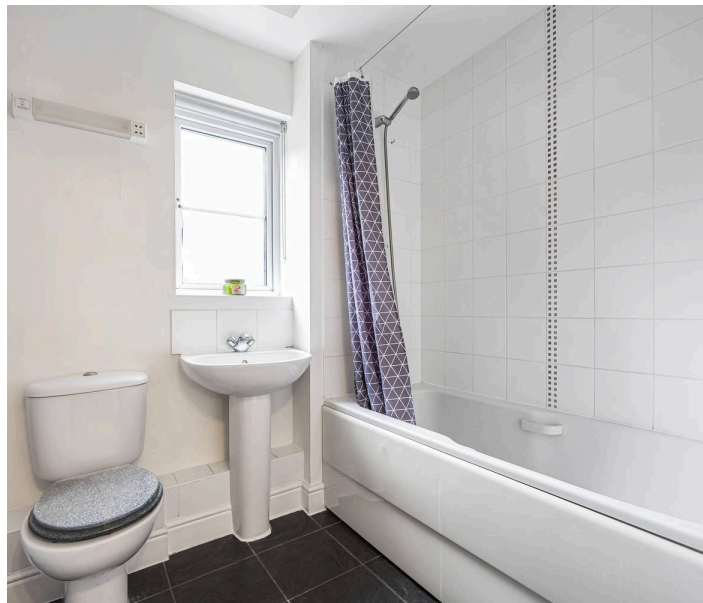


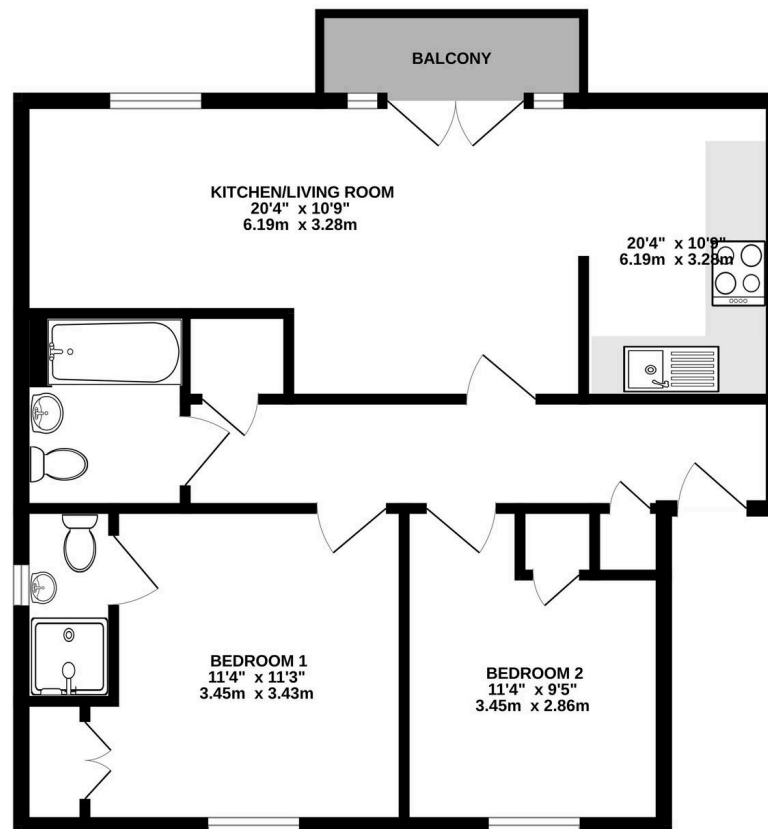


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This well-presented two bedroom first floor apartment is situated within a sought-after gated development, offering a secure and peaceful living environment. The property features a spacious open plan living room and kitchen, designed to provide a modern and versatile space for both relaxing and entertaining. The apartment benefits from two generously sized bedrooms, including a master with en-suite shower room, as well as a contemporary family bathroom. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Residents enjoy the convenience of allocated car parking within the development. The property is ideally positioned within easy reach of local amenities and High Wycombe town centre, providing a range of shopping, dining and leisure options. Excellent transport links are nearby, with quick access to West Wycombe, the surrounding countryside and major road connections.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Wye Partnership High Wycombe

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