



Flat 2

Priestley Court Princes Gate, High Wycombe

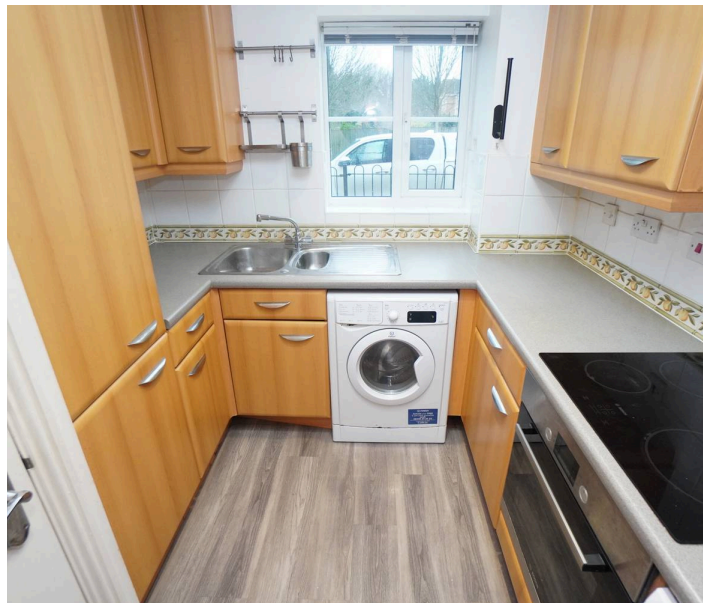
- Ground Floor Apartment With Private Entrance
- Living Room, Kitchen, Two Bedrooms, Bathroom
- Double Glazing, Electric Heating
- Short Walk of Town Centre & Train Station
- Allocated Parking Space, Communal Gardens
- Residents Park and Play Area Adjoin the development

Part of the Princes Gate development that has proven consistently popular. Priestley Court is pleasantly located in a cul-de-sac on the edge of the development, about ten minutes walk from 25 minute London Marylebone trains. The A40 is close, along which operate frequent Heathrow buses and services in to High Wycombe centre, under a mile away. The 50 acre Rye park flanks part of the A40 and is an easy walk. Junctions 3 and 4 of the M40 are less than ten minutes drive.

Council Tax band: C

Tenure: Leasehold; 100 Years remaining: Service Charge; £1216.46 Per annum: Ground Rent; £150.00 Per annum

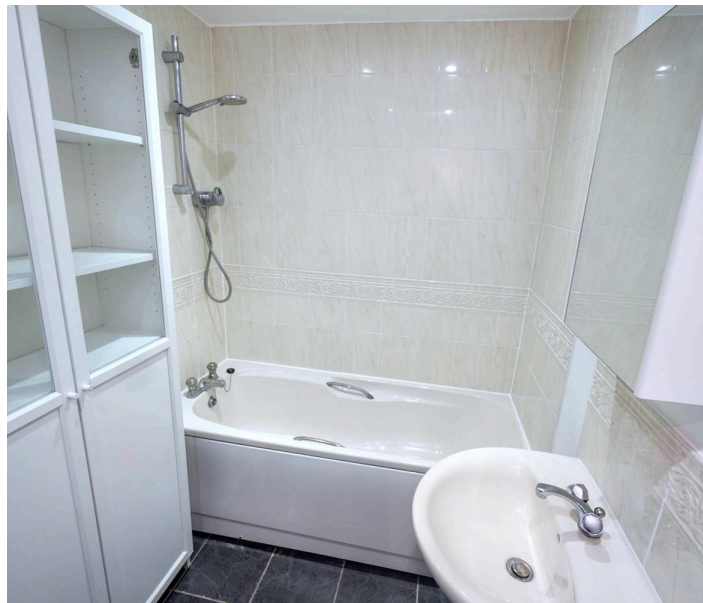
EPC Energy Efficiency Rating: D



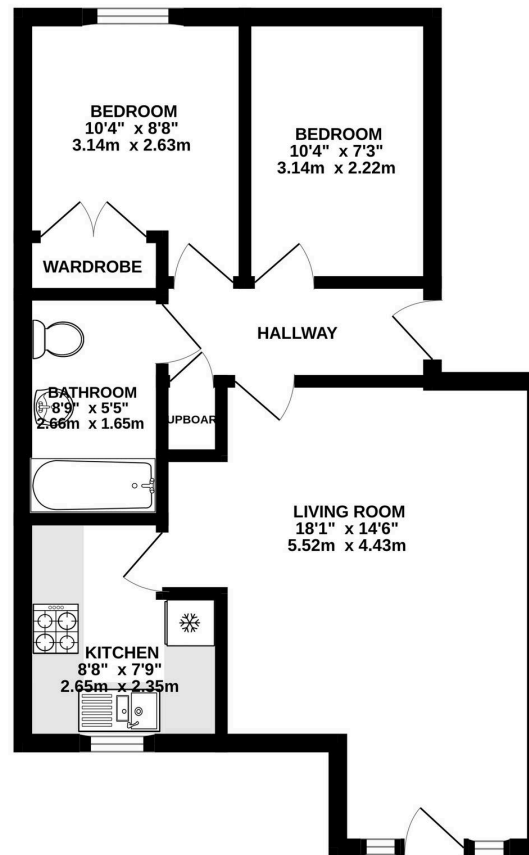
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A two-bedroom ground floor apartment with its own private entrance, ideally situated within a short walk of the town centre and train station. This thoughtfully designed flat offers a comfortable and practical layout, comprising a living room, fitted kitchen, two bedrooms, and bathroom. The property benefits from double glazing throughout, ensuring a quiet and energy-efficient environment, while electric heating provides warmth and comfort in every season. The kitchen features ample storage and workspace, catering to the needs of every-day living. The bathroom is finished with contemporary fixtures and fittings, offering a clean and inviting space. Residents enjoy the convenience of an allocated parking space, providing easy access to the property at all times. The development is further enhanced by communal gardens, maintained for the enjoyment of all residents, and a well-equipped park and play area adjoining the site (ideal for families or those seeking a friendly community atmosphere). Its prime location ensures that all local amenities, shops, and public transport links are within easy reach, making this an excellent choice for commuters, first-time buyers, or investors alike. This ground floor flat combines practical features with a welcoming ambience, offering a superb opportunity to acquire a home in this sought-after area.



GROUND FLOOR



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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