



Flat 6, Rollings House, Wrights Meadow Road, High Wycombe

£180,000



Robertsons

## Flat 6

Rollings House, Wrights Meadow Road, High Wycombe

A superbly presented ground floor apartment built in 2007 and now offered for sale with no upward chain. Entrance hall, Sitting room/Kitchen, Double bedroom, Bathroom, Electric heating, Private patio area and communal gardens, Gated entrance with allocated parking, Long lease (989 years remaining).

Council Tax band: B

Tenure: Leasehold

### Entrance hall

Security entry phone, radiator, walk in storage cupboard with hot water cylinder and shelved storage, fuses and electric meter

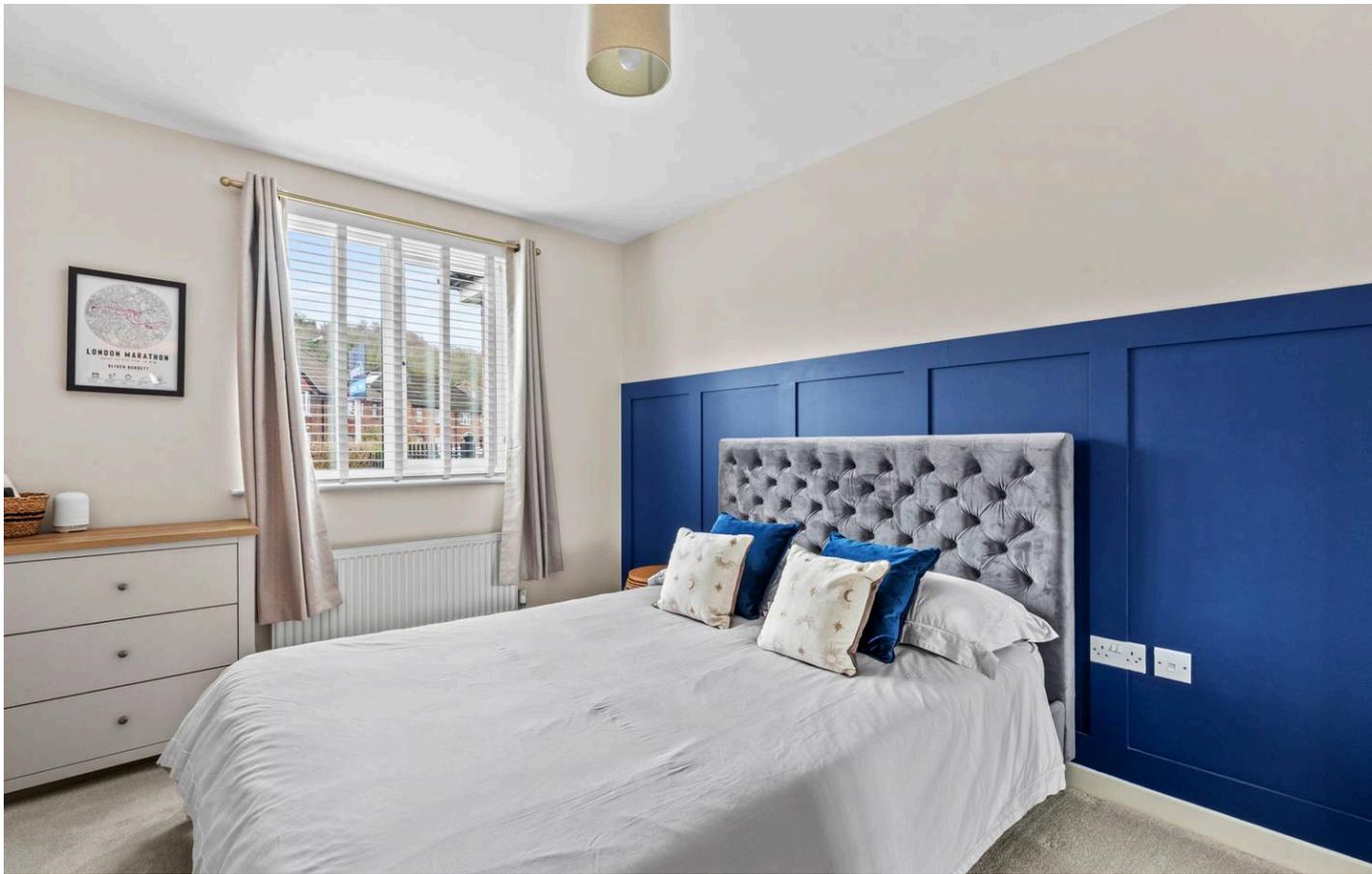
### Sitting room

Two radiators, down lighters, door to private patio, opening to Kitchen area

### Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in Bosch oven, fitted four ring hob with splash back and extractor over, built in fridge/freezer, built in washer/dryer, down lighters





### **Bedroom**

With built in double wardrobe, radiator, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled flooring, shaver point, fitted shelved cupboard, down lighters

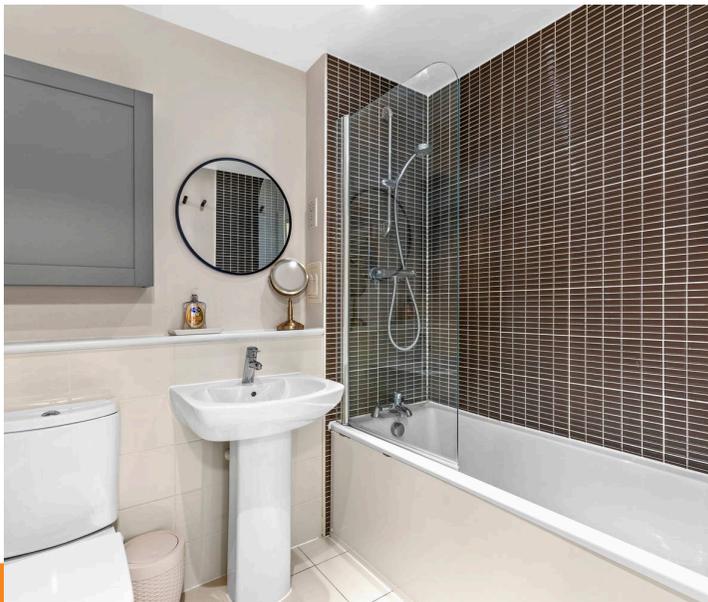
### **Private patio area**

To the front of the property is a private patio area enclosed by hedging

### **Communal gardens**

### **Parking**

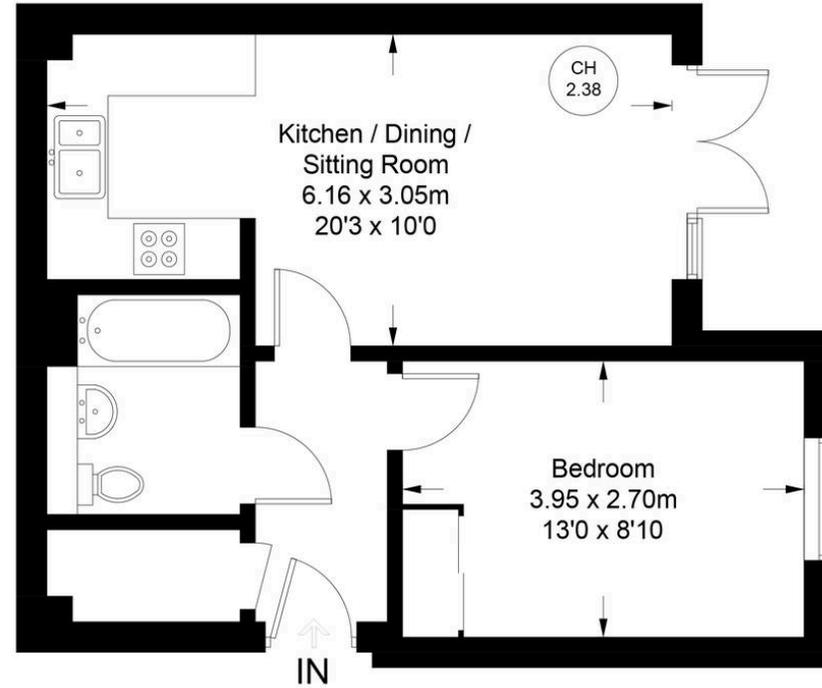
There is one allocated parking space accessed by the gated entrance



Approximate Gross Internal Area = 39.7 sq m / 427 sq ft



CH  
2.38 = 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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