



**Flat 19, Davies Court, Carrington Road, High Wycombe, HP12 3JF**

**£184,950**

# Flat 19

Davies Court, Carrington Road, High Wycombe

- Spacious and Unique Split Level 'Upside Down' Apartment
- Ground Floor Double Bedroom and Modern Shower Room
- Large First Floor Sitting Room Opening to Modern Kitchen
- Double Glazing and Electric Heating
- Communal Grounds and Allocated Parking for Residents and Guests
- Vacant Possession - No Onward Chain

Located at the end of a no through road and adjacent to a Nature Reserve, yet only a mile and a half from the town centre. The town offers a wide selection of shopping, hospitality and travel facilities including a mainline rail link to London and the North. Access to the motorway at Junction 4 of the M40 is approximately two and a half miles away.

Council Tax band: B

Tenure: Leasehold; 960 Years remaining: Service Charge; £1546 per annum. Ground Rent; £25.00 per annum

EPC Energy Efficiency Rating: D



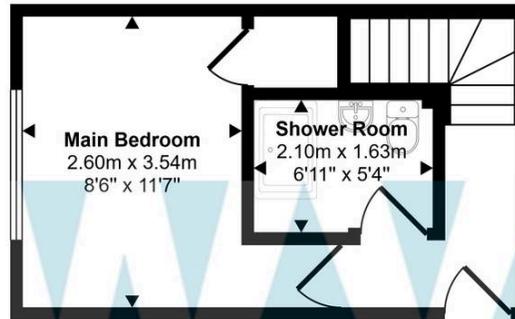
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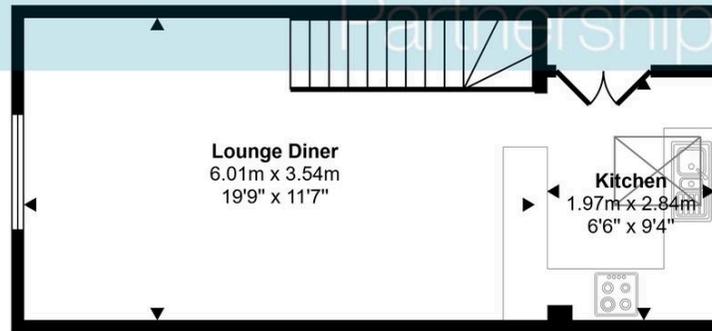
This spacious and unique split level one bedroom apartment offers an exceptional opportunity for first-time buyers or investors seeking a distinctive home. Arranged in an 'upside down' layout, the property welcomes you with a reception hall with ground floor double bedroom with built in wardrobe and a contemporary shower room. Ascending to the first floor, you will find a generous sitting room that seamlessly opens to a modern, well-appointed kitchen, providing the perfect setting for relaxation and entertaining. The apartment benefits from double glazing throughout and efficient electric heating. Residents and guests enjoy the convenience of allocated parking, and the property is set within well-maintained communal grounds. Its thoughtful design, combined with practical features and a sought-after location, make this apartment a compelling choice for those seeking style and convenience. Early viewing is highly recommended to appreciate the space and versatility this property offers.



Approx Gross Internal Area  
49 sq m / 528 sq ft



Ground Floor  
Approx 20 sq m / 218 sq ft



First Floor  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership High Wycombe

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