



90 Peatey Court, Princes Gate

High Wycombe

- A Modern One Bedroom Ground Floor Apartment
- Good Size Lounge/Dining Room With Doors To South Facing Garden Area
- Modern Fitted Kitchen And Modern White Bathroom Suite
- Modern Electric Heating And Double Glazed Windows And Doors
- Allocated Parking
- Popular Development In Walking Distance Of Town Centre And Railway Station
- Long Lease And No Upper Chain
- We Hold Keys For Early Viewing, Competitive Price For Quick Sale

Just under a mile east of the town, this property is part of a popular development, with an approximate 10 minute walk to High Wycombe train station which provides under 30 minute trains into London Marylebone, aswell as Birmingham and Oxford. Local shops and the town centre are a short walk with bus routes on the doorstep. The Rye Park is just a 5 minute walk providing a cafe, boating lake, Lido and Gym. M40 junctions 5/6 are within a five minute drive.

Council Tax band: B

Tenure: Leasehold; 98 Years remaining: Service Charge; £1250.00 Per annum: Ground Rent; £250.00 Per annum

EPC Energy Efficiency Rating: C



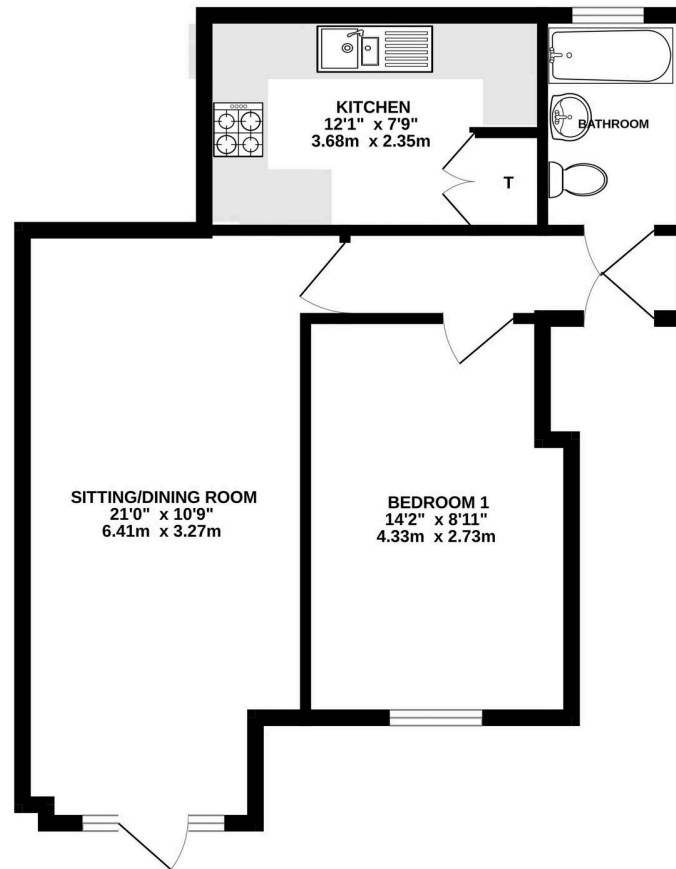
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This modern one bedroom ground floor apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home within a popular development. The property features a bright and spacious lounge and dining room, with doors leading to a south-facing garden area. There is a modern fitted kitchen. The bedroom is generously proportioned, offering ample space for furnishings and storage. The modern white bathroom suite is presented in excellent condition, featuring quality fittings and a clean, neutral décor. The apartment benefits from modern electric heating, as well as double glazed windows and doors throughout. Residents will appreciate the convenience of allocated parking, which is included with the property. Located within walking distance of the town centre and railway station, the apartment is perfectly positioned for commuters and those who enjoy easy access to a range of local amenities, shops, and restaurants. The development is well maintained and highly regarded in the area, offering a secure and welcoming environment. Further advantages include a long lease, no upper chain, and a competitive price set for a quick sale. We hold keys for early viewing. This property combines modern living with an excellent location, making it a must-see for anyone seeking convenience, comfort, and value.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.

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.
Made with Metroplan 12/2024

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

