

wye Partnership

51 Green Hill Gate, High Wycombe, HP13 5QG

£165,000

51 Green Hill Gate

High Wycombe

- A Good Size Well Presented One Bedroom Ground Floor Apartment
- Own Private Covered Entrance, Large Entrance Hall
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen & Bathroom
- Highly Regraded Development Close To Town Centre & Hughenden Park
- Well Maintained Communal Gardens
- Long Lease, Nil Ground Rent
- Residents On Site Parking

The property is situated approximately one mile from the town centre of High Wycombe which has access to a wide variety of shopping, leisure and hospitality facilities as well as the mainline train station to London, Birmingham and Oxford, extensive bus routes and motorway links.

Council Tax band: B

Tenure: Leasehold; 138 Years remaining: Service Charge; £1900.00 Per annum: Wea are advised that there is no Ground Rent charge.

EPC Energy Efficiency Rating: C







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This well presented one bedroom ground floor apartment offers a superb opportunity for first time buyers, investors or those seeking a conveniently located home in a highly regarded development close to the town centre and Hughenden Park. The property benefits from its own private covered entrance, leading into a generous entrance hall. The apartment features gas central heating to radiators and double glazed windows. The modern fitted kitchen is thoughtfully designed with a range of contemporary units and serving hatch to lounge, while the stylish bathroom is finished to a high standard with quality fixtures and fittings. The generous double bedroom provides ample space for furnishings and storage, and the overall layout of the apartment has been carefully considered to maximise light and space. Residents enjoy the use of well maintained communal gardens, and the property comes with the added benefit of on site residents' parking for convenience. The development is highly sought after, offering a peaceful environment within easy reach of local amenities, transport links and recreational facilities. The apartment is offered with a long lease and nil ground rent (a rare advantage for buyers seeking a secure and cost effective investment). This property represents a fantastic opportunity to acquire a stylish and comfortable home in a prime location, combining modern living with excellent value and convenience. Early viewing is highly recommended to fully appreciate all that this delightful apartment has to offer.

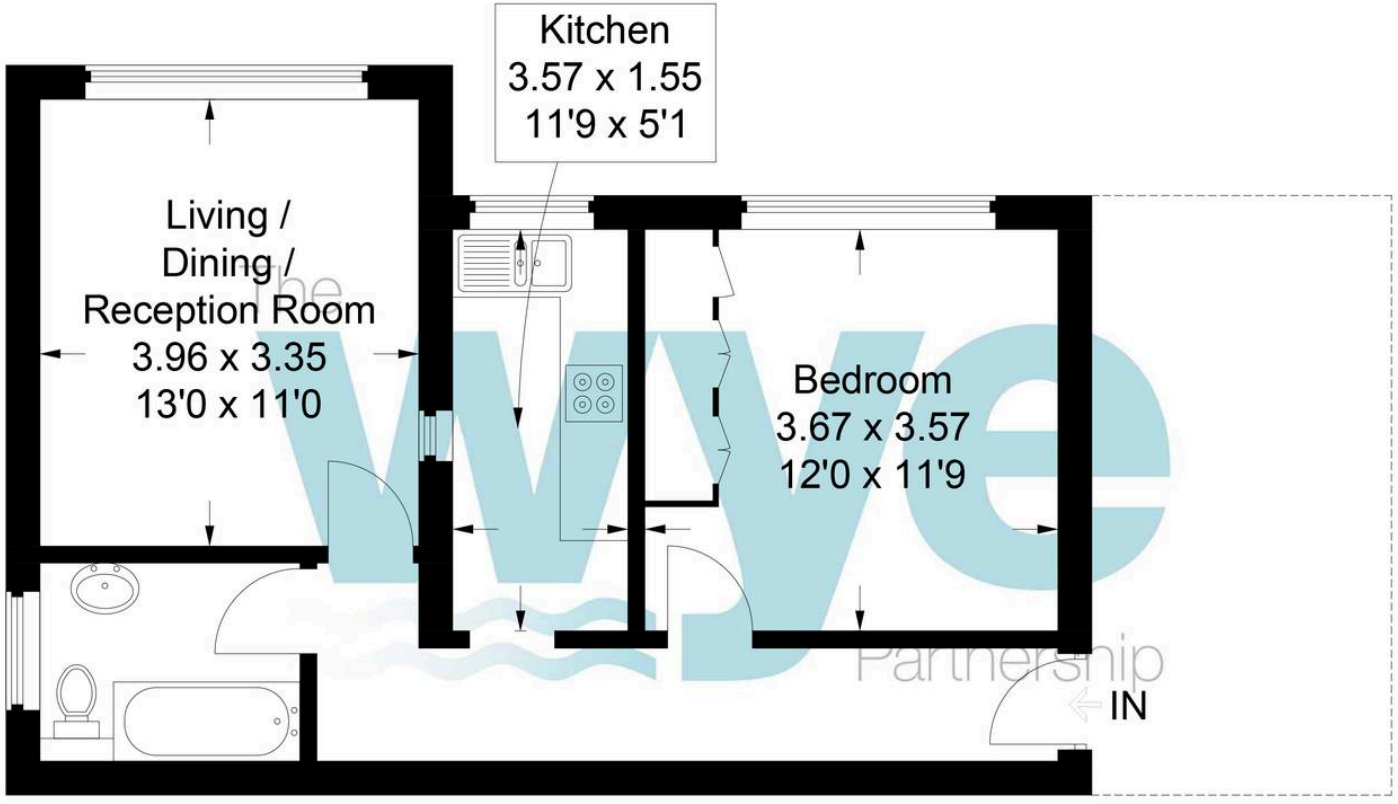






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Approximate Gross Internal Area = 46.2 sq m / 497 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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