



57 Alexandra Park Queen Alexandra Road, High Wycombe - HP11 2HB
£175,500

 **TIM RUSS**
& Company



- A light and airy second-floor apartment offered with no onward chain, walking distance to High Wycombe town centre and railway station
- Walking distance to shops, bars, restaurants, Eden shopping centre and local amenities
- Electric heating and double glazing throughout
- Spacious entrance hall with storage cupboard
- Sitting room with double doors to private balcony
- Fully fitted kitchen with built in appliances
- Double bedroom
- Communal gardens
- 1 allocated parking space plus 1 visitor parking permit (with no time restrictions)

Ideally positioned only a stroll to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state of the art leisure centre and full size Waitrose.



Nestled in a prime location, this lovely 1 bedroom flat presents a golden opportunity for first-time buyers or investors looking to expand their portfolio. Situated on the second floor of a well-maintained complex, this light and airy apartment is being offered with no onward chain. Conveniently located within walking distance to High Wycombe town centre and railway station, occupants can easily access an array of amenities including shops, bars, restaurants, the Eden shopping centre, and more. The property boasts modern conveniences such as electric heating and double glazing throughout, ensuring comfort and efficiency. Upon entering, residents are welcomed by a spacious entrance hall with a useful storage cupboard. The sitting room features double doors leading to a private balcony, perfect for unwinding after a long day. The fully fitted kitchen comes equipped with built-in appliances, ideal for preparing delicious meals. A well-sized double bedroom and a bathroom complete this charming living space, offering both relaxation and functionality. Additionally, the property benefits from communal gardens and allocated parking, providing residents with outdoor spaces to enjoy and secure parking facilities.

Council Tax band: B

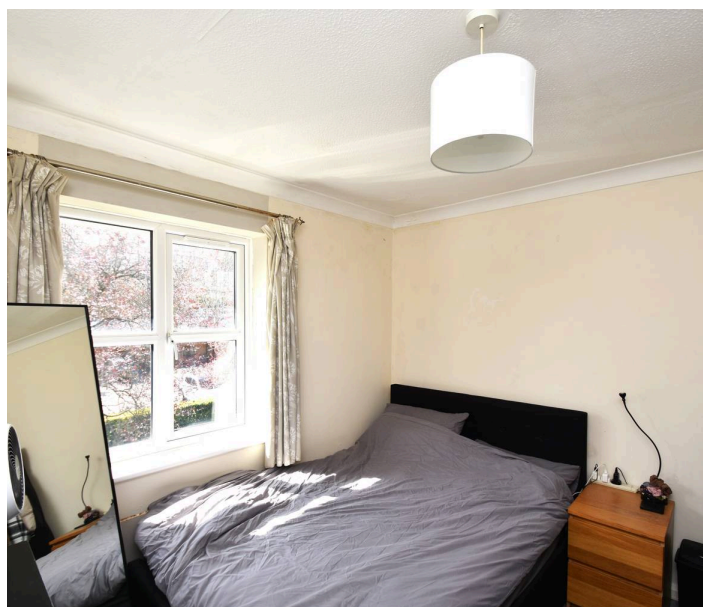
Tenure Leasehold

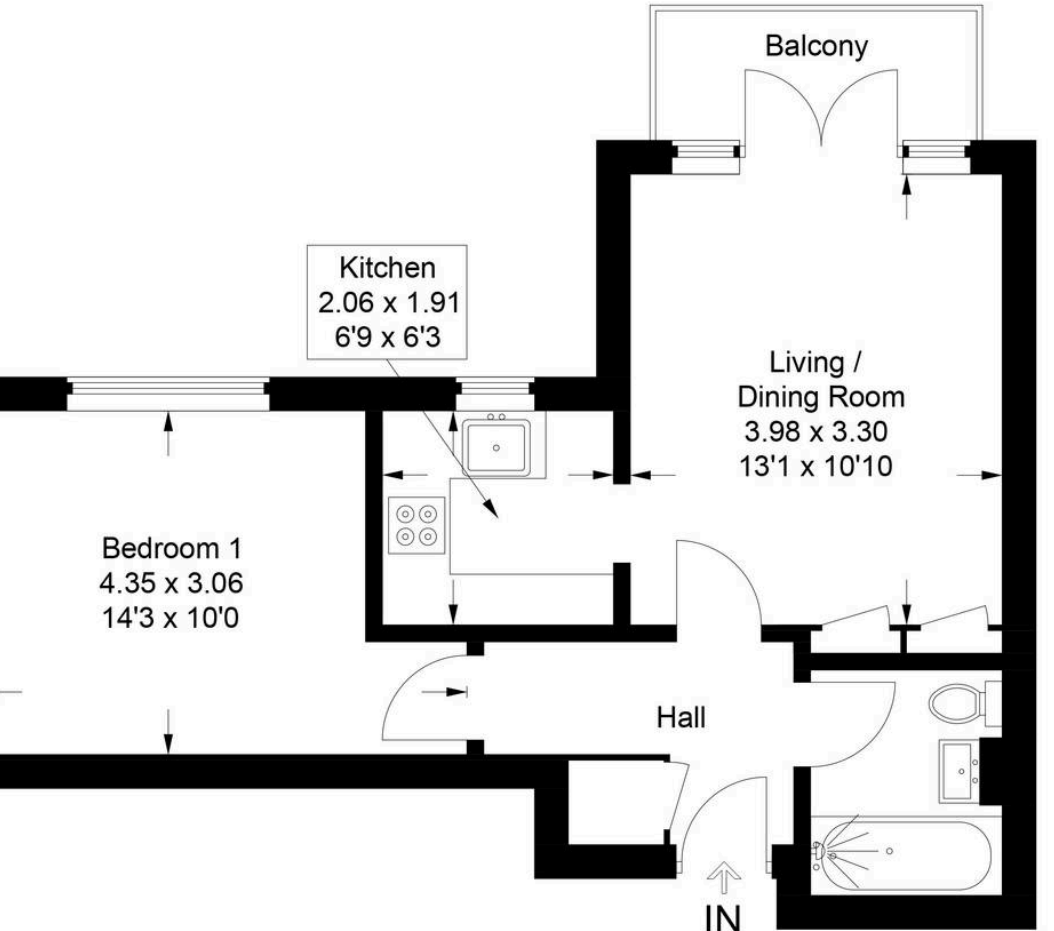
Lease Expiry: 09/04/2117

Ground Rent: £260.00 per year

Service Charge: £2,245.00 per year

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area = 38.9 sq m / 419 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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