



# 188 The Pastures

High Wycombe, High Wycombe

- A Spacious One Bedroom Second Floor Apartment
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Refitted Kitchen And Bathroom
- Residents Parking
- No Upper Chain, We Hold Keys For Early Viewing
- Low Charges, Excellent Investment

This property is situated within walking distance of local shops and adjacent to the highly regarded Disraeli junior school. The town centre of High Wycombe is less than half a mile away and provides a huge range of shopping, leisure and hospitality facilities including a mainline railway station with connections to London and the North.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



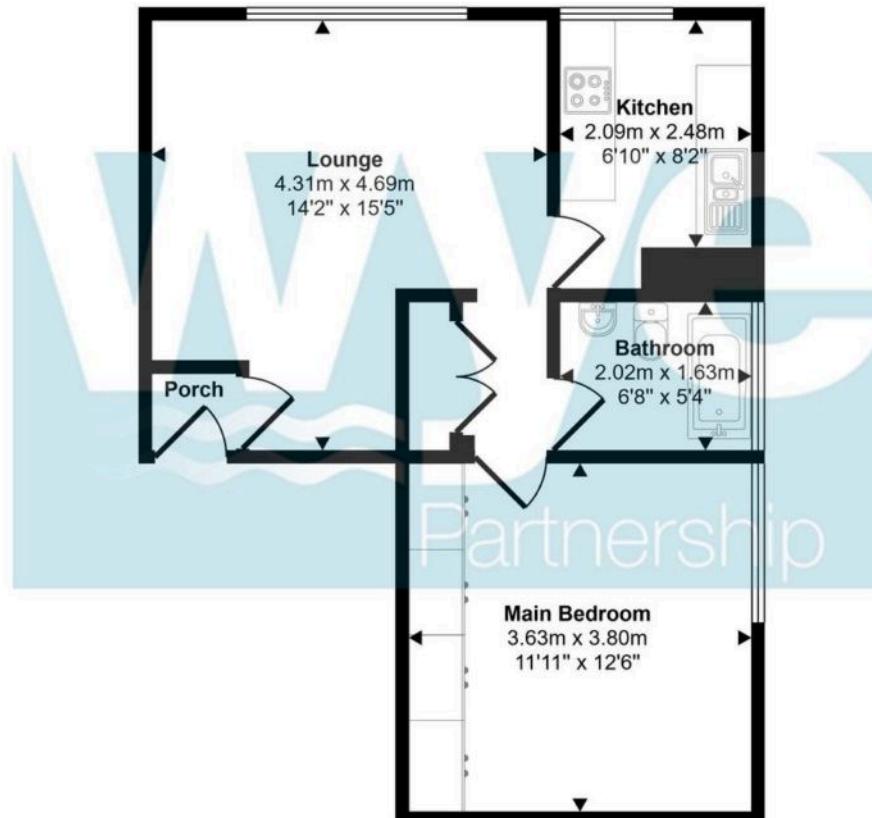
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This spacious one bedroom second floor apartment presents an excellent opportunity for both first time buyers and investors. The property boasts gas central heating to radiators and double glazed windows, ensuring a comfortable and energy efficient living environment throughout the year. The modern refitted kitchen is well appointed with contemporary units and ample workspace, while the bathroom has also been stylishly updated to offer a sleek and practical finish. The well proportioned living area provides flexibility for both relaxation and entertaining, and the generous bedroom features plenty of space for furnishings and a large built in wardrobe storage. Residents benefit from allocated parking, adding convenience for those with vehicles. Offered with no upper chain and with keys held for early viewing, this apartment is ready for immediate occupation. With low service charges and a strong rental yield potential, it represents an excellent investment opportunity. The property is ideally situated for access to local amenities and transport links, making it a practical and appealing choice for a wide range of buyers. Early viewing is highly recommended to appreciate the quality and value on offer.



Approx Gross Internal Area  
45 sq m / 484 sq ft



Floorplan

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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