



12 The Pines Amersham Road, High Wycombe, HP13 6PN

£375,000

# 12 The Pines Amersham Road

High Wycombe, High Wycombe

- Exclusive Development On Amersham Road Built In 2018
- Two Bedroom, Two Bathroom Executive Apartment
- High End Quality Kitchen, Bathrooms And Under Floor Heating
- Balcony With Bi-Fold Doors Off 19' Living/Dining Room
- Allocated And Visitor Parking, Short Walk To Mainline Train Station
- Leasehold: 118 Years remaining: Service Charge; £3495.26 Per annum: Ground Rent; £395.00 Per annum
- No Upper Chain

Ideally situated in this exclusive development off Amersham Road just 0.5 miles from High Wycombe Town Centre and Mainline Train Station. The town offers a range of shopping facilities, restaurants, theatre, cinema/bowling complex, old town and the Rye Park. Access to the M40 motorway is just a short drive and the Mainline Station offers regular 25 min services to London Marylebone. There are numerous local schools for all ages including Godstowe for girls and The Royal Grammar School for Boys  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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High Wycombe, High Wycombe

Forming part of this exclusive development just off Amersham Road an immaculately presented executive two bedroom first floor apartment

An immaculately presented first floor apartment forming part of this exclusive development off Amersham Road. Built in 2018, the property boasts all the modern fixtures and fittings one would expect, including high quality fitted kitchen, stunning bathrooms and zonal under floor heating. The Pines is a beautiful development with well maintained, attractive communal areas and a quality entrance hall with video phone entry system and lift access to all floors. The apartment itself is in pristine condition throughout and has a natural flow allowing an abundance of natural light. The 19'5 lounge/dining room provides a large tranquil living space leading onto a private, sunny balcony with bi-fold doors and a stunning, modern kitchen with quality appliances and silestone worktops. A viewing is highly recommended to appreciate this breathtaking apartment. Chain Free.





GROSS INTERNAL  
FLOOR AREA 78 SQ M / 835 SQ FT

**FLAT 12, THE PINES, AMERSHAM ROAD, HIGH WYCOMBE, HP13 6PN**  
**APPROX. GROSS INTERNAL FLOOR AREA 78SQ M / 835 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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