



# 21 Gandon Vale

High Wycombe, High Wycombe

- A Well Presented Two Bedroom Ground Floor Garden Apartment
- Electric Heating And Double Glazed Windows
- Modern Fitted Kitchen Including Appliances
- Modern Fitted Bathroom, Own Private Entrance
- Direct Access To Garden/Patio Area
- Allocated Parking Adjacent To Apartment
- Popular Cul De Sac Location Walking Distance Of Town Centre
- Early Viewing Recommended

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day to day needs. The station in the town centre offers quick access into London Marylebone, Birmingham and Oxford, and the M40 is easily accessible at Junction 4.

Council Tax band: C

Tenure: Leasehold; Expiry 24 June 2114: Service Charge; £2326.00 Per annum: Ground Rent; £143.00 Per annum

EPC Energy Efficiency Rating: C



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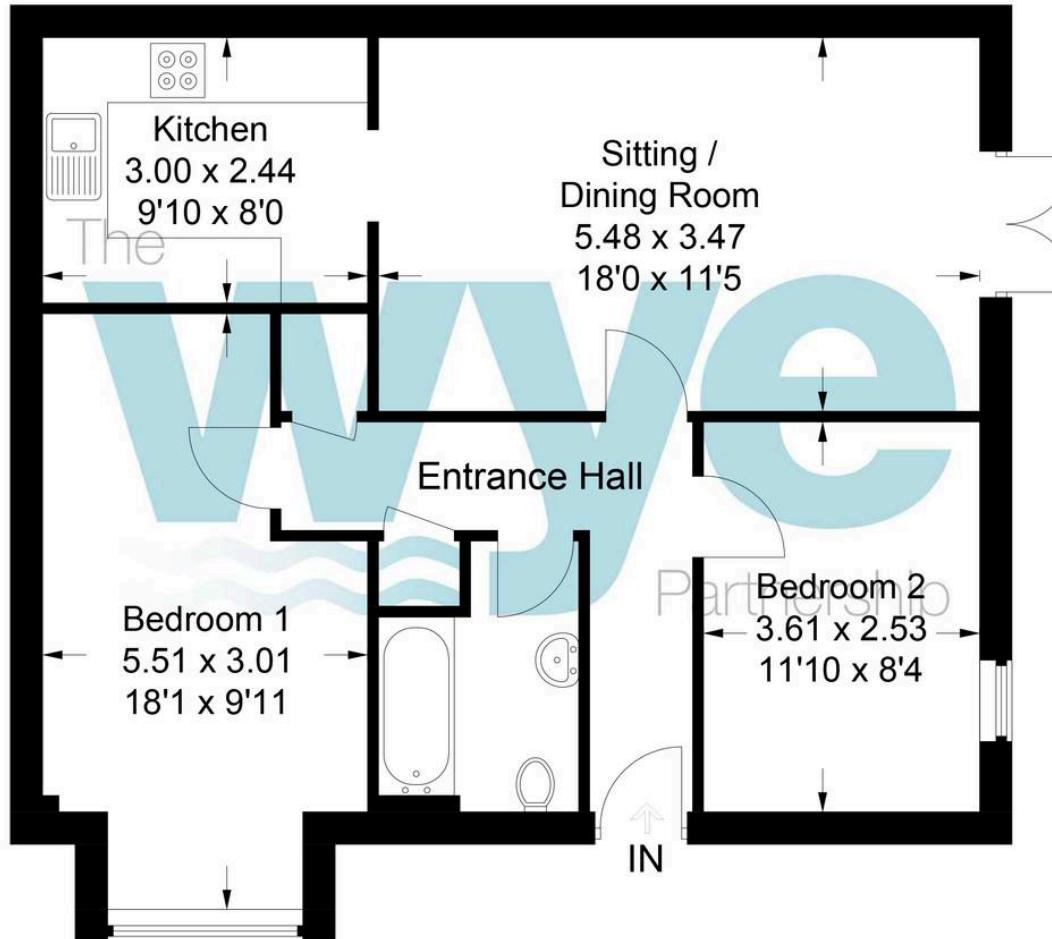
This well presented two bedroom ground floor apartment offers an exceptional opportunity for those seeking comfortable and contemporary living in a highly desirable cul de sac location within walking distance of the town centre. The property features its own private entrance, providing a welcoming sense of privacy and independence. Inside, the apartment is thoughtfully arranged, with a spacious lounge that flows seamlessly into a modern fitted kitchen, complete with integrated appliances (ideal for both every-day living and entertaining). Both bedrooms are well proportioned, offering ample space for furnishings and storage needs. The modern fitted bathroom is finished to a high standard, featuring stylish fixtures and a clean, contemporary design. Double glazed windows and electric heating ensure a warm and efficient home environment throughout the year. Residents will also benefit from allocated parking immediately adjacent to the apartment, offering convenience and peace of mind.

The location is particularly appealing, situated in a popular residential cul de sac that combines a tranquil setting with easy access to local amenities, shops, and transport links. The property's direct access to a garden and patio area further enhances the appeal, creating an inviting atmosphere for relaxation and leisure. With its blend of modern features, practical layout, and excellent location, this apartment represents a superb choice for first time buyers, downsizers, or investors alike. Early viewing is strongly recommended to fully appreciate the quality and value on offer.



# 21 Gandon Vale High Wycombe Bucks, HP13 5LG

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



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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## The Wye Partnership High Wycombe

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