



# 16 Pallatia Court

High Wycombe, High Wycombe

- Modern First Floor Apartment Close to Hughenden Park
- Level Walk to Town Centre
- Communal Entrance with Entry Phone System
- Entrance Hall, Double Bedroom, Open-Plan Living Room/Kitchen
- Bathroom, Gas Radiator Heating, Double Glazing
- Allocated Parking, Communal Gardens & Roof Terrace
- No onward Chain

Located in a modern development close to the Hughenden Park Estate with 680 acres of countryside including Hughenden Manor once owned by Prime Minister, Benjamin Disraeli. Convenient for High Wycombe town centre and all of its amenities including; mainline railway station, hospital, large supermarkets, department stores and restaurants, access to M40 at J4.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



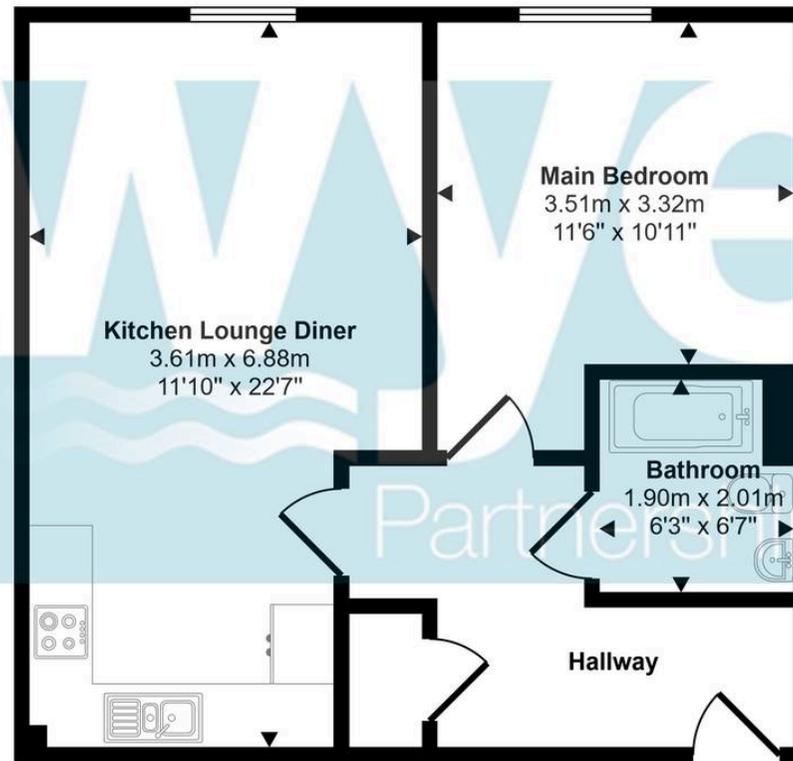
## 16 Pallatia Court

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This well-presented one-bedroom flat is situated on the first floor of a modern development close to Hughenden Park, offering a convenient level walk to the town centre. The property is accessed via a communal entrance with a secure entry phone system. Inside, the entrance hall leads to a spacious double bedroom, a contemporary bathroom, and a bright open-plan living room with a modern fitted kitchen (including integrated appliances). Gas radiator heating and double glazing ensure comfort and efficiency throughout the year. Additional features include allocated parking for residents, providing peace of mind and convenience. The apartment is offered with no onward chain, making it an excellent opportunity for first-time buyers or investors seeking a straightforward purchase. The development also benefits from communal gardens and a shared roof terrace, creating a welcoming and sociable environment for residents. With its modern finish, practical layout, and excellent location near local amenities and transport links, this property combines comfort with convenience. Early viewing is highly recommended to appreciate all that this superb apartment has to offer.



Approx Gross Internal Area  
50 sq m / 542 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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