



Flat 6

Widgeon House The Millstream London
Road, High Wycombe

- Well Appointed First Floor Apartment with Parkland Views
- Select Development Within Walking Distance of Town and Station
- Communal Hall with Secure Entry, Communal Grounds
- Lounge with Balcony Overlooking The Rye, Separate Kitchen
- Two Bedrooms, Two Bathrooms (One being En Suite)
- Newly Extended Lease on Completion and Vacant Possession
- Allocated Undercover Parking

Whilst being adjacent to acres of parkland, the property is just a 10-minute walk to the town centre with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The mainline train station is within walking distance with regular fast services to London, Birmingham and Oxford. The beautiful Rye Park that the property sits beside, includes a Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North
Council Tax band: C

Tenure: Leasehold - lease is currently being extended by 90 years: Service Charge; £1652.76 Per annum: Peppercorn Ground Rent

EPC Energy Efficiency Rating: D

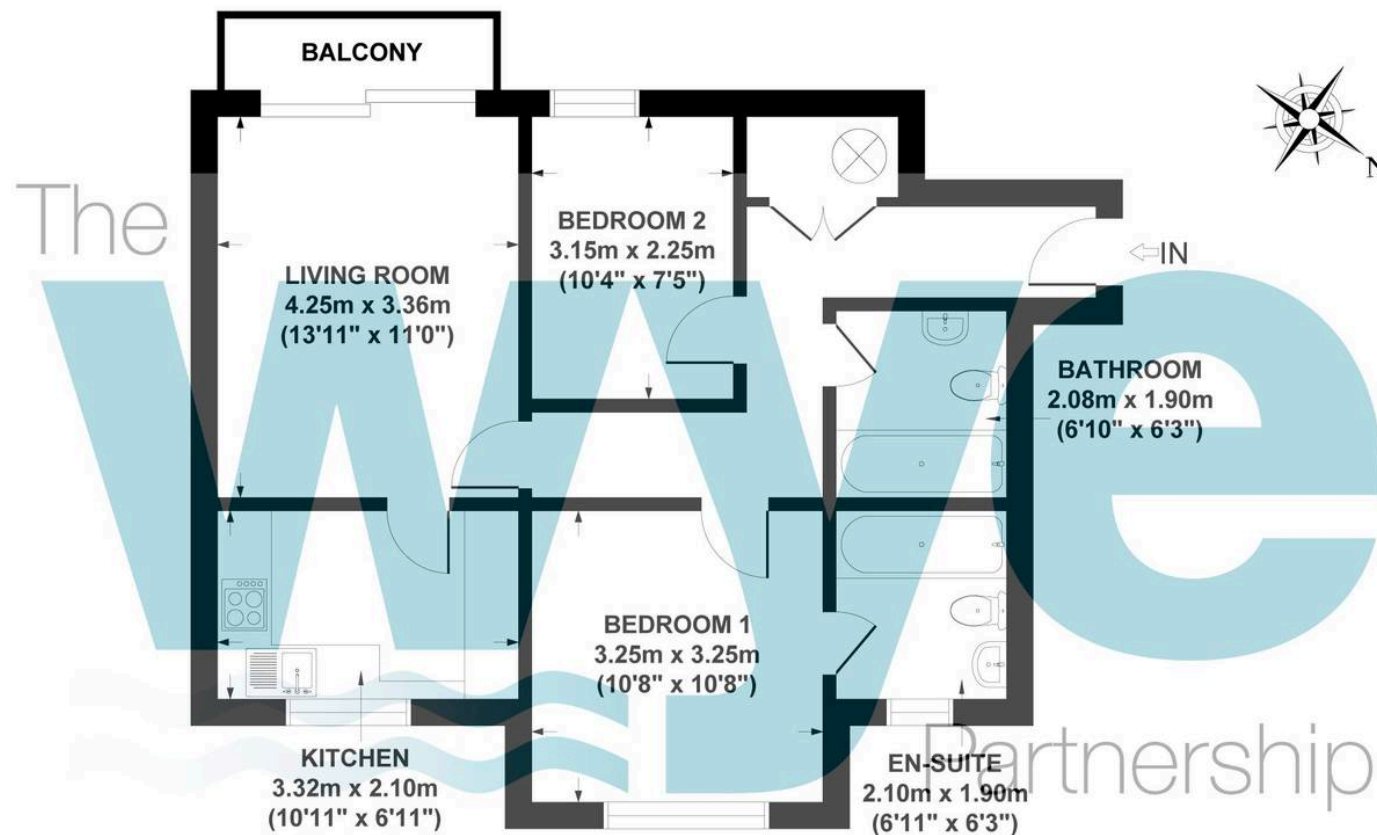


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This well appointed first floor apartment offers an exceptional opportunity within a select development, ideally situated within walking distance of the town centre and mainline station. The property features a spacious lounge with direct access to a private balcony, providing attractive views over The Rye. The separate kitchen is thoughtfully designed, offering ample storage and preparation space. Two generous bedrooms include a principal suite with en suite shower room, complemented by a further modern bathroom. The flat is accessed via a communal hall with secure entry, ensuring peace of mind for residents. Additional benefits include allocated undercover parking, communal grounds, and the advantage of a newly extended lease on completion. Offered with vacant possession, this apartment is ready for immediate occupation and would suit both professionals and investors seeking a well located, low maintenance home. The combination of modern comforts, practical layout, and a sought after location make this property a compelling choice for buyers looking to enjoy comfortable living with easy access to local amenities and transport links. Early viewing is highly recommended.





GROSS INTERNAL
FLOOR AREA 61 SQ M / 655 SQ FT

WIDGEON HOUSE, HIGH WYCOMBE, HP11 1AF
APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 655 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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