



Flat 2, St. Johns View, West End Road, High Wycombe, HP11 2PW

£220,000

Flat 2

St. Johns View West End Road, High Wycombe

- A Spacious Well Presented Ground Floor Apartment
- Large Living/Dining Room, Modern Kitchen
- Two Double Bedrooms, Family Bathroom
- Master Bedroom With En-Suite Shower Room And Doors To Private Terrace
- Double Glazed Windows, Allocated Car Parking, Balance Of 155 Year Lease Dated 01/06/2005
- Walking Distance Of Town Centre Amenities And Train Station

Forming Part of popular development just 3/4 minutes walk from Eden town centre. Frequent Heathrow buses are a similar distance and 25 minute London Marylebone trains are 10 minutes walk. Apart from the town centre, the secondary shopping area of Desborough Road is close by with a diverse range of amenities. The 50 acre Rye park is within 10-minutes walk and Junction 4 of the M40 is a 5-minute drive; the new Handy X Hub is a similar distance providing improved local and national coach and bus services.

Council Tax band: C

Tenure: Leasehold; 134 Years remaining: Service Charge; £1775.50 Per annum: Ground Rent; £250.00 Per annum

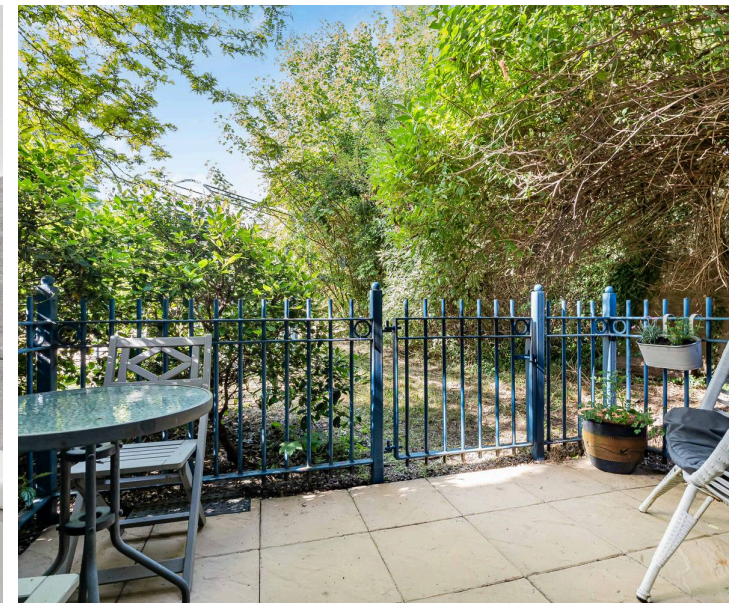
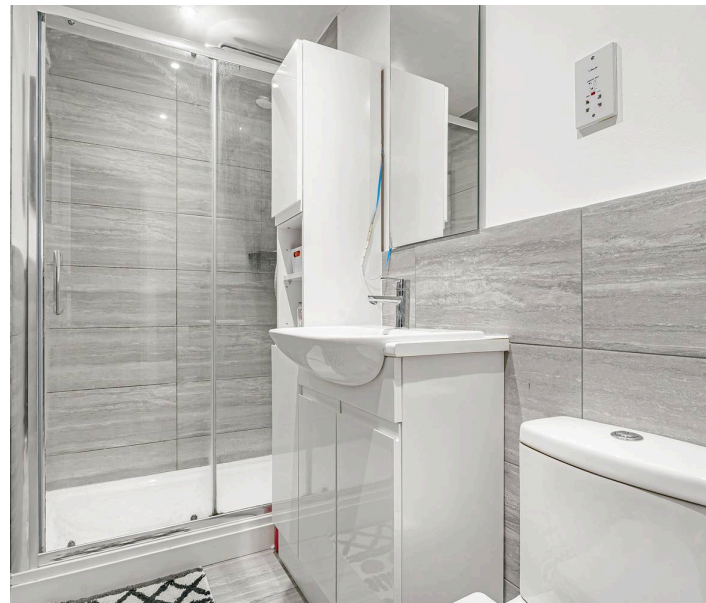
EPC Energy Efficiency Rating: D



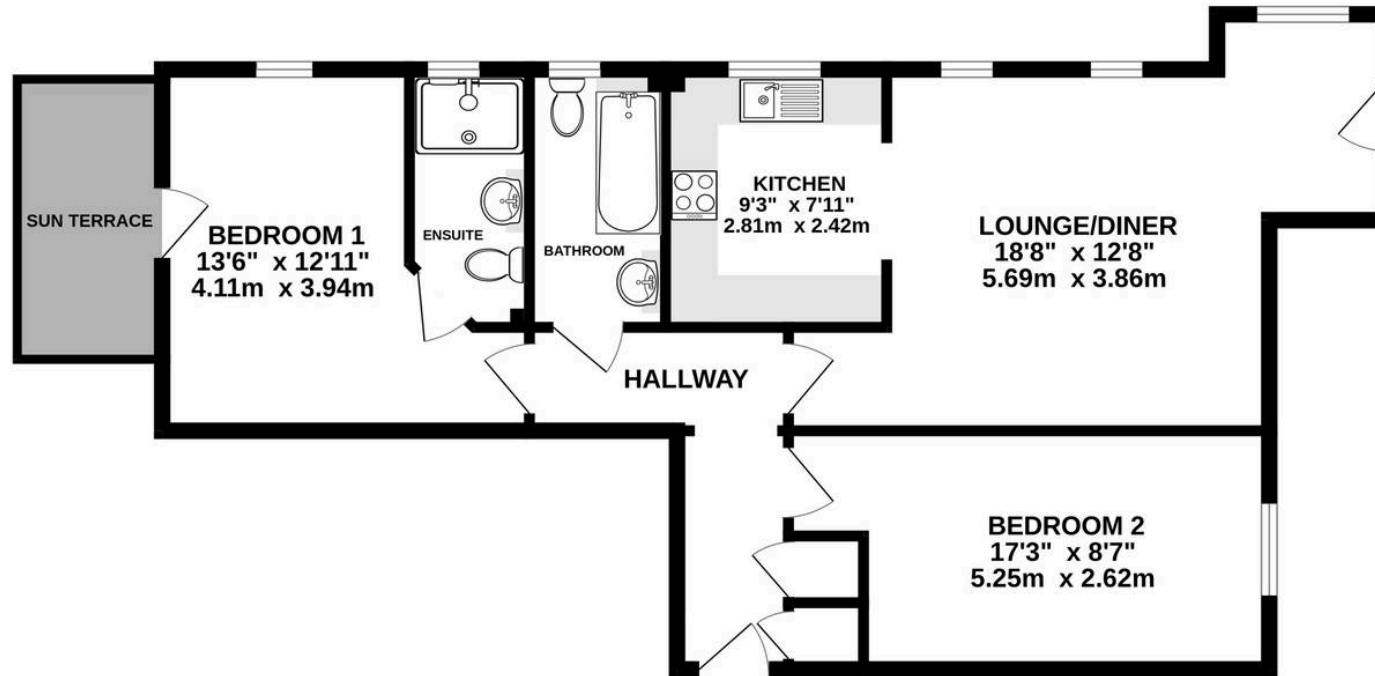
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This spacious and well presented ground floor apartment offers comfortable and contemporary living within easy reach of town centre amenities and the train station. The property features a large living and dining room, ideal for both relaxing and entertaining, complemented by a modern kitchen fitted with quality appliances and ample storage. There are two generous double bedrooms, including a master bedroom with an en-suite shower room and direct access to a private terrace and a bathroom. Additional benefits include double glazed windows throughout, allocated car parking, and the security of the balance of a 155 year lease dated from 1 June 2005. This attractive apartment combines style and practicality, making it an excellent choice for professionals, couples, or those seeking a convenient location close to The Eden Shopping Centre, restaurants, and excellent transport links. Early viewing is highly recommended to appreciate the quality and generous proportions of this inviting home.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

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

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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