



Flat 96 Marsden House John North Close, High Wycombe, HP11 1FQ
£235,000

Flat 96 Marsden House John North Close

High Wycombe

- Spacious and Well Kept Second Floor Apartment Offering Immediate Vacant Possession - No Chain
- Popular, Convenient and Highly Sought After Location
- Communal Hall with Secure Entry, Entrance Hall
- Large Lounge with Balcony , Modern Fitted Kitchen with Appliances
- Master Bedroom with En Suite Shower, Bedroom 2 and Guest Bathroom
- Resident and Guest Parking Permits. Communal Grounds

Situated on the south side of High Wycombe close to the Handy Cross Hub with excellent shopping facilities close by with a variety of supermarkets, department store, retail outlets, cinema and sports centre. Junction 4 of the M40 motorway is just a stones throw away and the town centre is easily accessible, just 1 mile in distance, and provides comprehensive shopping & hospitality venues including a mainline railway station with direct trains to London and the North.

Council Tax band: C

Tenure: Leasehold; 109 Years remaining: Service Charge for current year; £1878.00 Per annum: Ground Rent; £250.00 Per annum

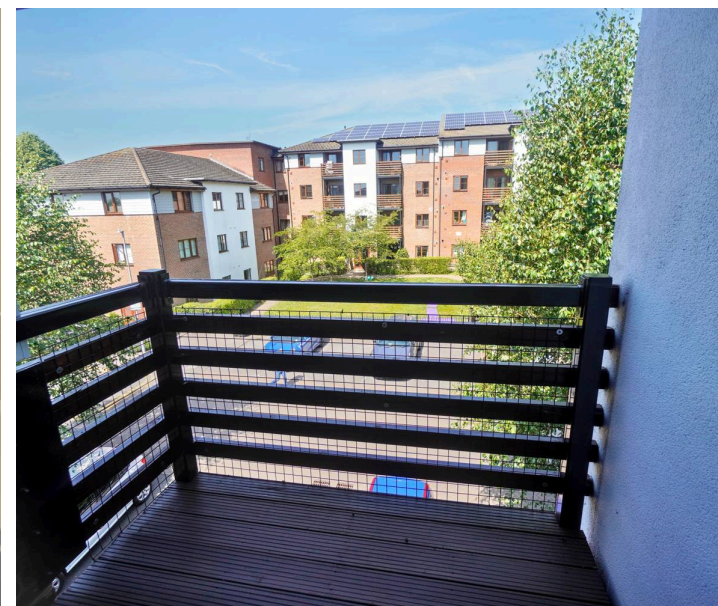
EPC Energy Efficiency Rating: C



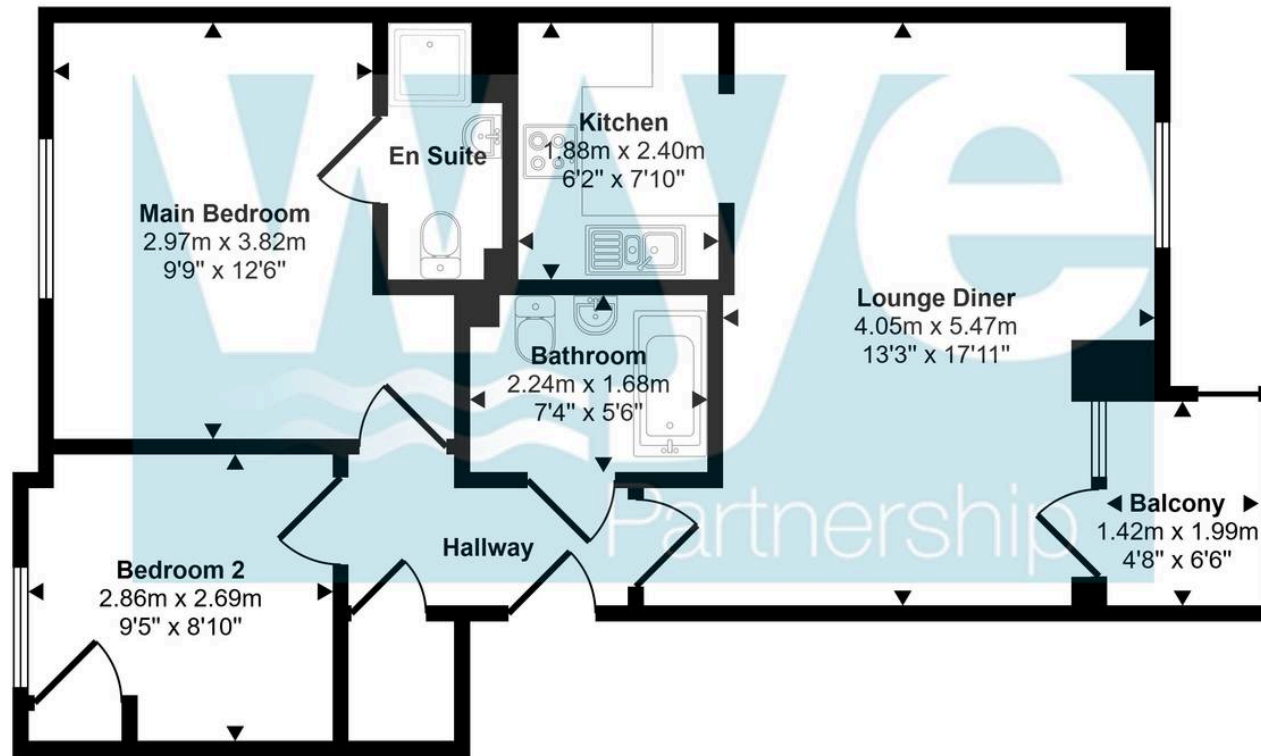
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This spacious and well-kept two-bedroom flat is situated on the second floor of a popular and highly sought after development, offering immediate vacant possession with no onward chain. The property benefits from a communal hall with secure entry and a welcoming entrance hall, leading into a large lounge that features access to a balcony. The modern fitted kitchen comes complete with appliances, providing a practical and stylish cooking space. The master bedroom boasts an en suite shower room, while the second bedroom is served by a contemporary guest bathroom. Additional features include resident and guest parking permits, ensuring convenient parking options for both homeowners and visitors. The property is set within well-maintained communal grounds, adding to the overall appeal. Located in a convenient area, this apartment is close to local amenities, transport links, including the M40 at Junction 4, as well as the main town centre and railway station, making it an excellent choice for professionals or couples seeking a comfortable and low-maintenance home. Early viewing is highly recommended to fully appreciate the quality and location of this delightful flat.



Approx Gross Internal Area
60 sq m / 647 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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