



Flat 1 Clarence Court

High Wycombe

- A well Presented Ground Floor Apartment With Extended Lease
- Dual Aspect Sitting/Dining Room
- Modern Fitted Kitchen
- Bedroom One With Built-In Bedside Wardrobes, Bedroom Two with Built-In Double Cupboard
- White Bathroom With Three Piece Suite
- Electric Heating, Double Glazing, Allocated Parking
- Communal Gardens
- No Onward Chain

Situated just over a quarter of a mile, approximately a 5-minute walk, from the town centre and railway station, this property has all the amenities of the town centre shops and supermarkets on its doorstep as well as being easily accessible to the railway station with 25-minute trains into London as well as Oxford and Birmingham. Convenient for the M40 at J3 & J4. Within a short walk of the Rye Park and close to Hughenden Estate and historical West Wycombe village.

Council Tax band: C

Tenure: Leasehold; 175 Years remaining: Service Charge; £1620.00 Per annum: We are advised that there is no Ground Rent

EPC Energy Efficiency Rating: D



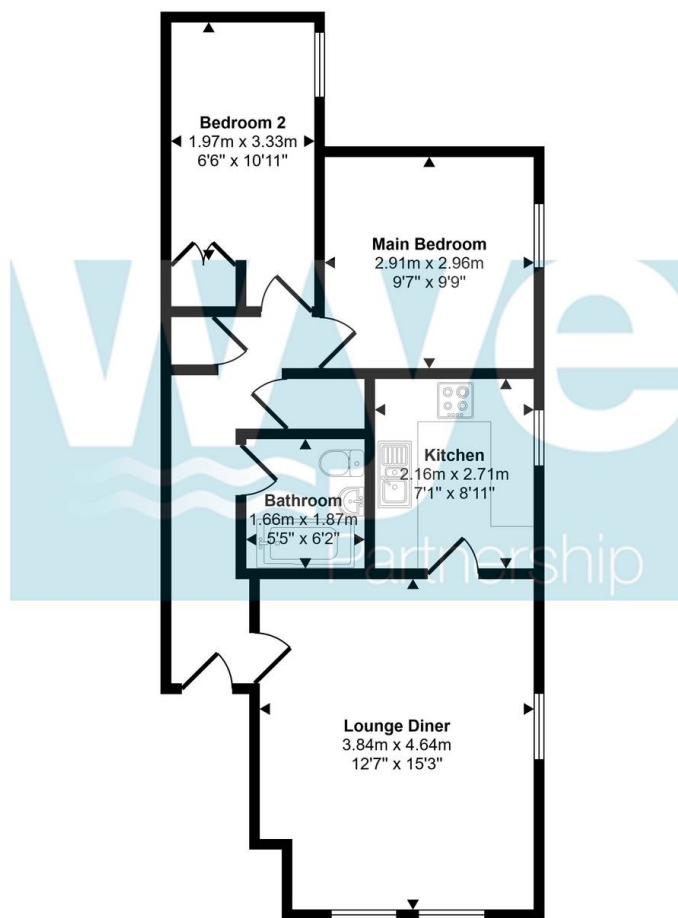
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This well presented two bedroom ground floor apartment offers comfortable and modern living, ideal for first-time buyers, downsizers, or investors. The property benefits from an extended lease and features a spacious dual aspect sitting and dining room, providing plenty of natural light and a welcoming atmosphere. The modern fitted kitchen is thoughtfully designed with ample storage and workspace. Bedroom one includes built-in bedside wardrobes, while bedroom two features a built-in double cupboard, ensuring generous storage options. The white bathroom is fitted with a contemporary three piece suite. Additional benefits include electric heating, double glazing throughout, and allocated parking for added convenience. The apartment is situated within a well maintained development and is offered with no onward chain, making for a smooth and straightforward purchase. With its excellent presentation, practical layout, and attractive features, this property is ready to move into and provides a superb opportunity to secure a quality home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this apartment has to offer.



Approx Gross Internal Area
53 sq m / 570 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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