



FORD & PARTNERS

ESTATE AGENTS

Freer Crescent High Wycombe HP13 7YG



Freer Crescent High Wycombe HP13 7YG

Offers in excess of £250,000

Welcome to this charming property located on Freer Crescent to the East side of High Wycombe. This delightful flat, built in 2007 by Shanly Homes, offers a perfect blend of modern living and comfort.

Description

A modern and spacious second floor apartment boasting two generously sized double bedrooms. Further accommodation briefly comprises of a separate kitchen with integrated appliances, a spacious lounge/dining room and a good-sized bathroom. This apartment also uniquely benefits from two balconies. There is a spacious balcony accessed via bedroom two overlooking the rear communal gardens as well as a second balcony off the living room.

Further features include double glazing throughout, electric underfloor heating as well as allocated parking with additional parking available in the development. One of the many highlights of this property is the far-reaching views it offers. The southwest facing balcony off the living room allows for plenty of natural light and enjoys stunning views over Kingsmead Park.

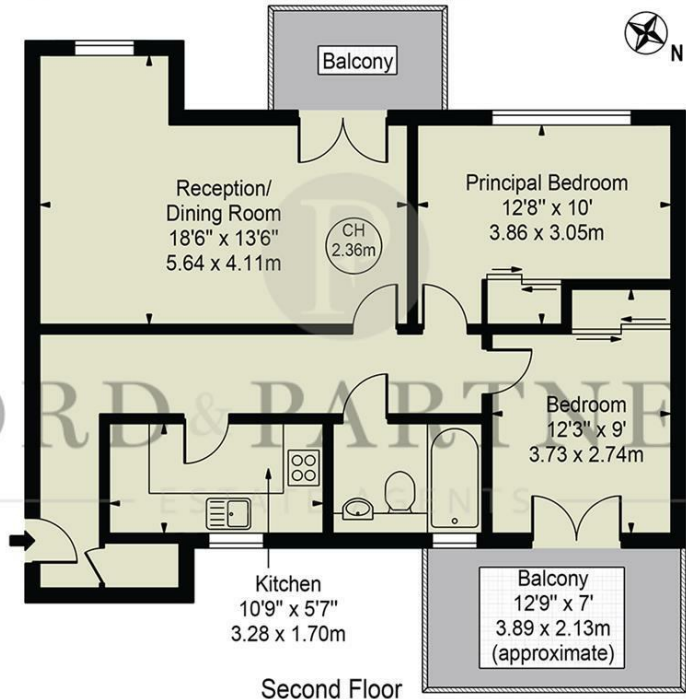
Situation

Aspen Court is conveniently found on the popular East Side of High Wycombe. Located just over a mile away from junction 3 of the M40 and 2 miles from the High Wycombe Train Station, which offers regular services to London Marylebone (27 minutes) and Oxford (40 Minutes). Within a short walk of Kingsmead Park there is plenty of greenery to enjoy also.



Floor Plans

Aspen Court
 Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	