

# Fords.

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West Wycombe Road High Wycombe HP12 4AB



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**£200,000**

A generously proportioned one double bedroom apartment ideally located close to the charming West Wycombe Village, offering approximately 560 sq ft of well-presented accommodation. The property further benefits from a private garden, garage and share of freehold.

## Description

Upon entering, you are welcomed into a central hallway providing access to the apartment. Inside, the spacious reception room offers an excellent area for both relaxing and entertaining, complete with bespoke shutters and an attractive fireplace. The reception room leads through to the kitchen, family bathroom and a large double bedroom.

Externally, the property enjoys a well-maintained private garden - perfect for outdoor dining or relaxing - along with a secure garage and residents' parking.

Additional features include gas central heating and UPVC double glazing throughout.

Lease Term Remaining - 990 Years  
Ground Rent - Peppercorn  
Service Charge - £600 per annum

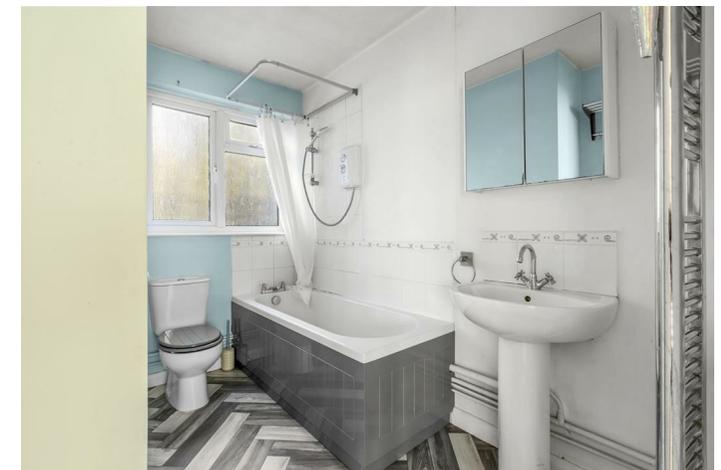
## Situation

Situated on the sought-after West Wycombe Road, this property enjoys a highly convenient location on the edge of High Wycombe town centre while remaining within easy reach of the picturesque West Wycombe Village and surrounding Chiltern countryside.

High Wycombe offers a wide range of shopping, leisure and dining facilities, including the Eden Shopping Centre, restaurants, cafés and a cinema complex. For commuters, High Wycombe railway station provides regular direct services to London Marylebone, while the nearby M40 (Junction 4) offers excellent road links to London, Oxford and Birmingham.

The area is well regarded for its schooling options, including a selection of highly rated primary, secondary and grammar schools. For outdoor enthusiasts, the Chiltern Hills Area of Outstanding Natural Beauty is close by, offering scenic walks, cycling routes and green open spaces.

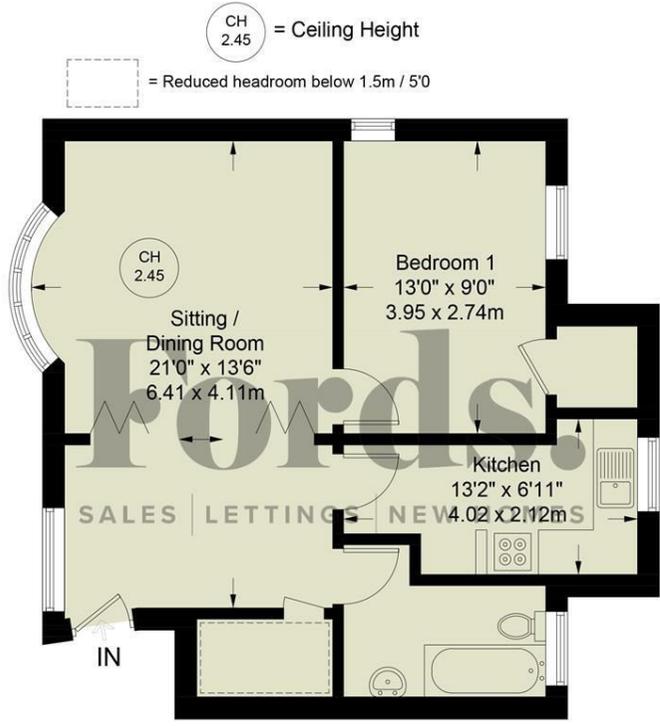
Combining convenience, connectivity and access to beautiful countryside, West Wycombe Road remains a popular choice for professionals, first-time buyers and downsizers alike.



# Floor Plans

## West Wycombe Road, HP12 4AB

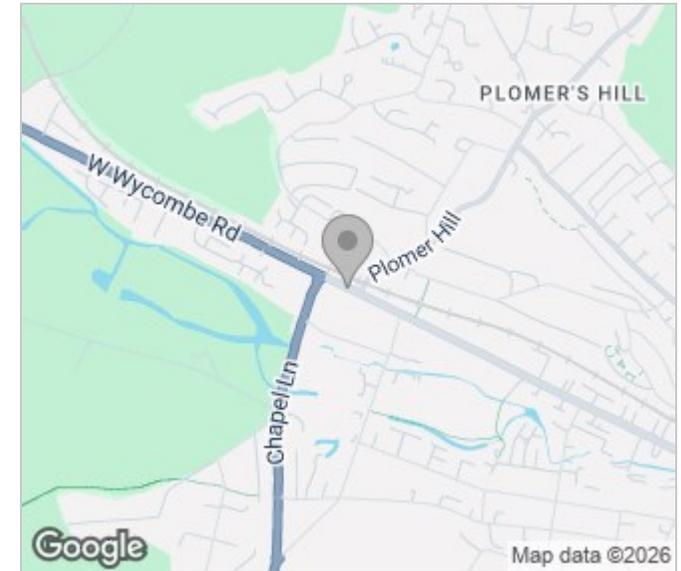
Approximate Gross Internal Area = 560 sq ft / 52.0 sq m



### Ground Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	