



Red Kite Close High Wycombe HP13 5GN



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Offers over £260,000

This beautifully presented two-bedroom apartment is located within a small development in a Cul-De-Sac on the West side of High Wycombe's town centre.

Description

Located on a quiet cul-de-sac to the West of High Wycombe town centre Carolines Court is a small development of just 8 apartments. Offering two double bedrooms, open plan living/dining area, fully fitted kitchen and an en suite to principal bedroom this modern apartment makes a perfect first time or investment purchase. The living room benefits from a practical south facing balcony allowing plenty of natural lighting.

Additional features include gas central heating, UPVC double glazing throughout, one allocated parking space and a secure entry system. The development features well maintained communal grounds as well as additional visitor parking bays.

Situation

Located in High Wycombe, the apartment enjoys an ideal blend of town convenience and green surroundings. The nearby Eden Shopping Centre offers a variety of high-street retailers, a Cineworld cinema, and numerous cafés and restaurants.

For commuters, High Wycombe Station provides direct trains to London Marylebone in under 30 minutes, and excellent road links via the M40 J3 & J4 offer easy access to Oxford, Birmingham, and London.

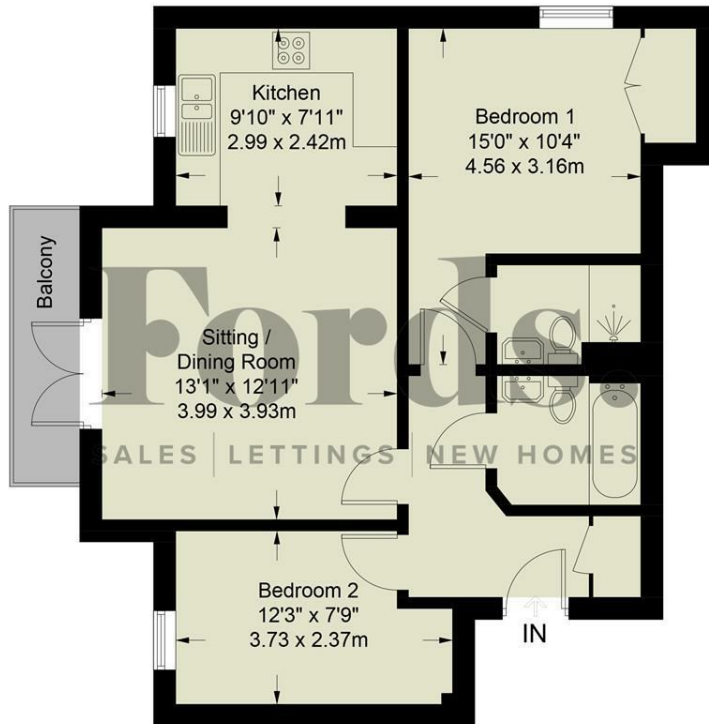
Nature lovers will appreciate nearby attractions such as The West Wycombe Park and Hughenden Manor, perfect for weekend strolls or family outings.



Floor Plans

Red Kite Close, HP13 5GN

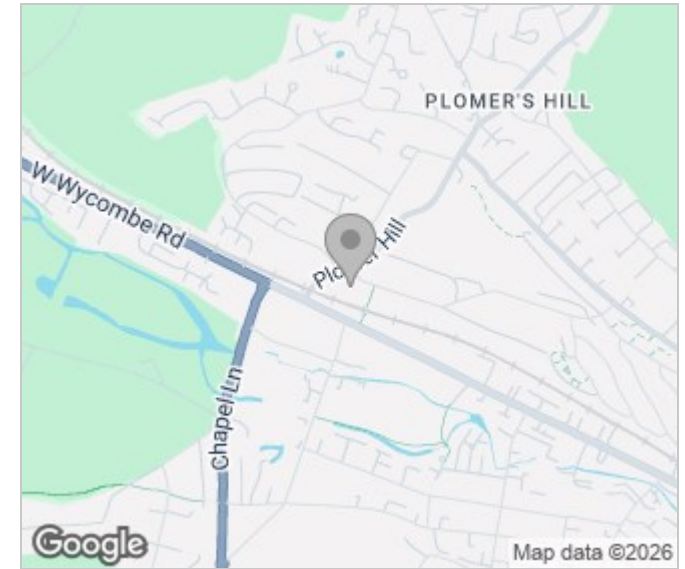
Approximate Gross Internal Area = 639 sq ft / 59.4 sq m



First 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
<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 