



FORD & PARTNERS
ESTATE AGENTS



Priory Road High Wycombe HP13 6SL



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Guide price £200,000

A beautifully presented top-floor one-bedroom apartment featuring a south-facing covered balcony and the unique added benefit of a share of the freehold.

Description

Upon entering the property, you are welcomed into a central hallway, with the generous double bedroom positioned to the right. The hallway continues through to a modern family bathroom and leads into the open-plan kitchen, dining and living area.

The reception space has been thoughtfully designed to comfortably accommodate a three-seater sofa and a dining table for four, creating a practical and inviting living environment.

Additional benefits include gas central heating, modern double-glazed windows throughout, a useful storage cupboard, allocated parking, and a south-facing covered balcony that extends the living space and provides an ideal setting for outdoor dining.

Situation

Priory Road is a well-located and established residential area of High Wycombe, offering an excellent balance of convenience and everyday practicality. Situated close to the town centre, the area benefits from easy access to a wide range of shops, cafés, restaurants and leisure facilities, including the Eden Shopping Centre. High Wycombe railway station is within comfortable reach, providing regular services to London Marylebone, making the location particularly appealing to commuters.

The area is also well served by road links, with the M40 nearby offering straightforward connections to London, Oxford and the wider motorway network. For outdoor space and recreation, The Rye park and surrounding Chiltern countryside are close at hand, providing green open spaces for walking and leisure.

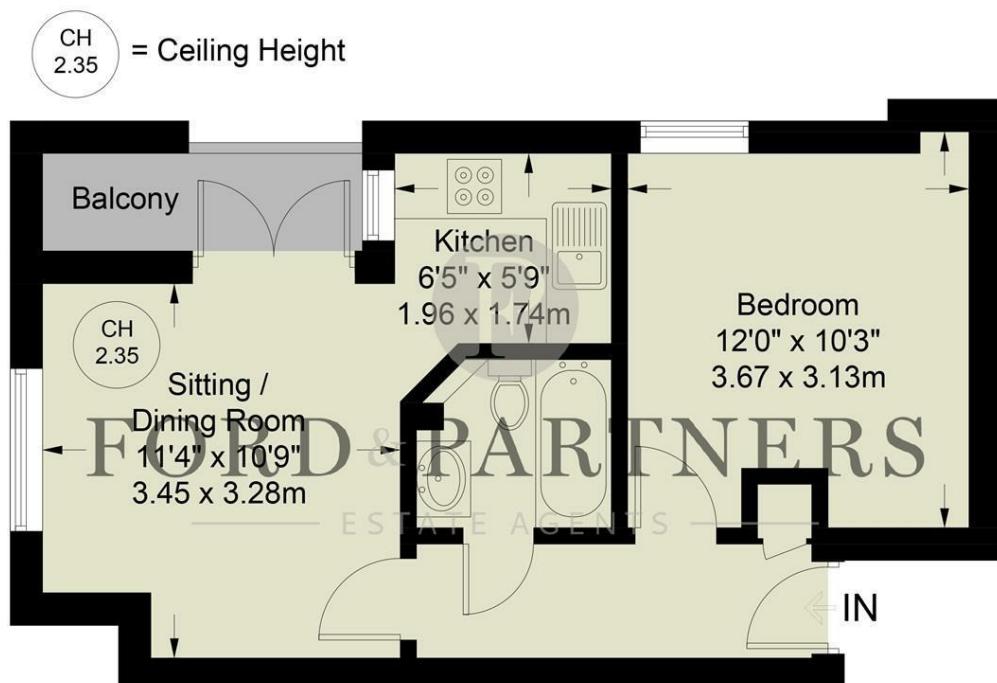
Overall, Priory Road is a popular location for professionals and downsizers, combining central convenience, transport connectivity and access to local amenities.



Floor Plans

Priory Road, HP13 6SL

Approximate Gross Internal Area = 366 sq ft / 34.0 sq m



Second 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

