





Priory Road High Wycombe HP13 6SL

**Offers over £250,000**

A rare opportunity to acquire a beautifully presented, top-floor two-bedroom apartment, featuring a generous private balcony with far-reaching views and the added benefit of a share of the freehold.

## Description

The accommodation is arranged around a spacious central hallway, with the principal bedroom positioned to the right on entry. The hallway continues to the second bedroom and a contemporary family bathroom, before opening into a well-proportioned open-plan kitchen, dining, and living area. This reception space has been thoughtfully configured to comfortably accommodate an L-shaped sofa and a breakfast bar with seating, perfectly positioned to take advantage of the outlook and create a functional yet welcoming living environment.

Further features include gas central heating, modern double-glazed windows throughout, a practical storage cupboard, allocated parking, and an expansive balcony that enhances the living space and provides an ideal setting for outdoor dining and entertaining during the warmer months.

## Situation

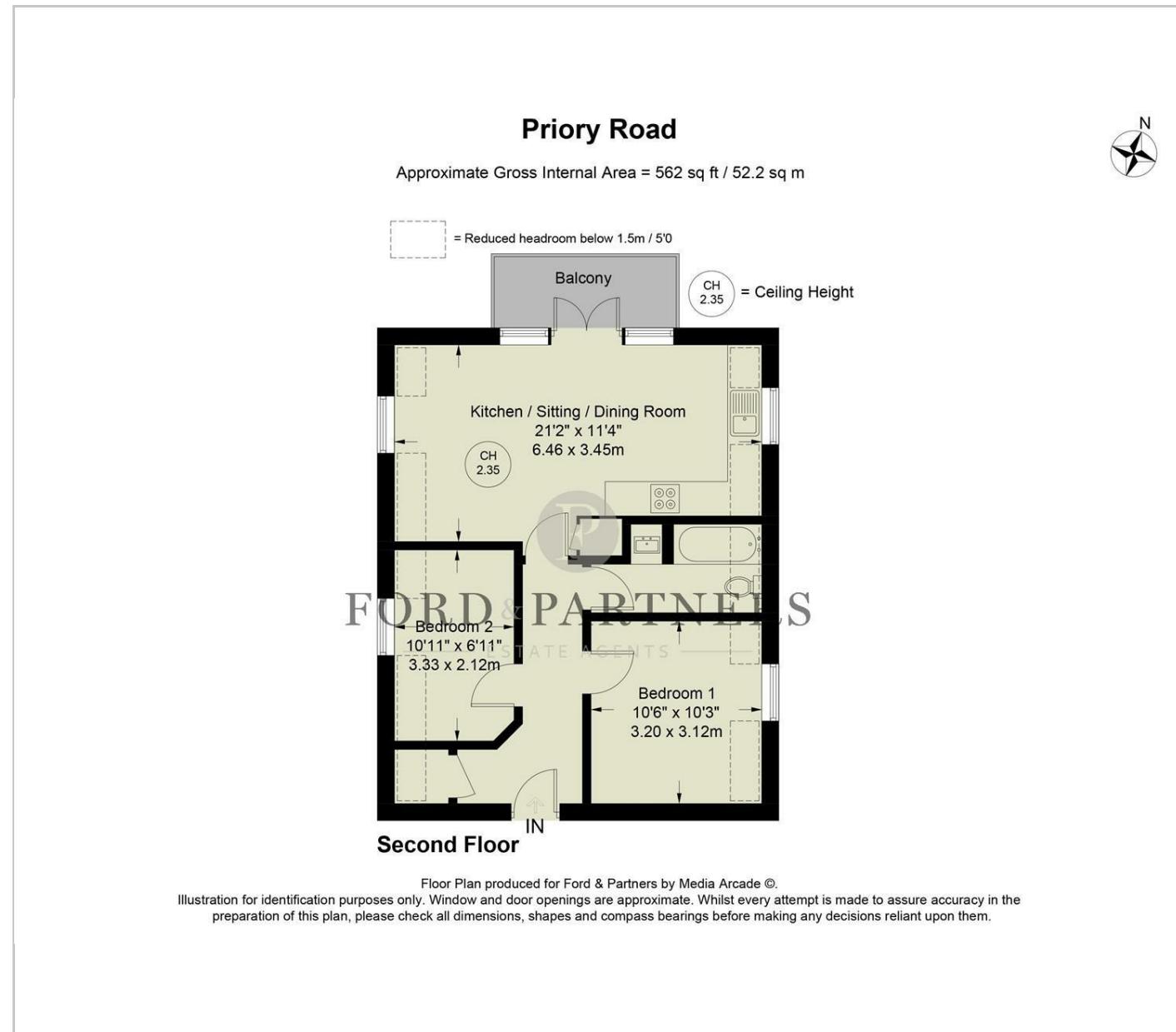
Priory Road is a well-located and established residential area of High Wycombe, offering an excellent balance of convenience and everyday practicality. Situated close to the town centre, the area benefits from easy access to a wide range of shops, cafés, restaurants and leisure facilities, including 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.

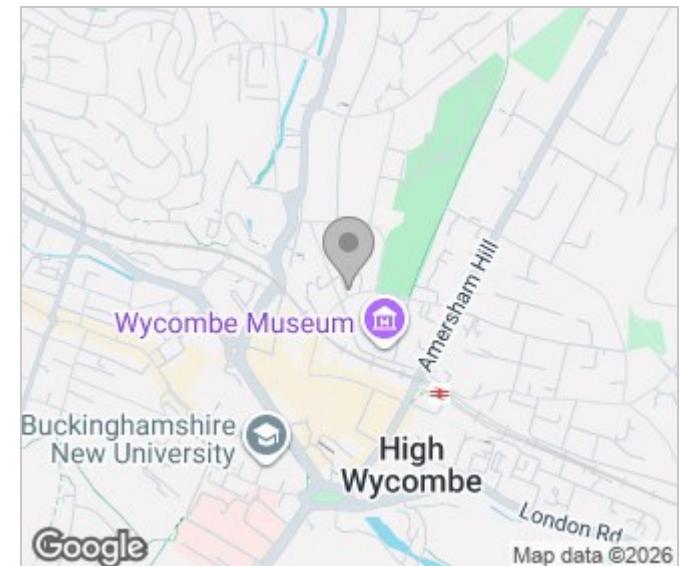
Overall, Priory Road is a popular location for professionals and downsizers, combining central convenience, transport connectivity and access to local amenities.



## Floor Plans



## Area Map



## Energy Performance Graph

