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Rugby Rise High Wycombe HP11 1AL



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Guide price £275,000

A well-presented two double bedroom ground floor apartment offering over 600 sq ft of well-proportioned accommodation, ideally situated just a stone's throw from Kingsmead Park.

Description

Upon entering the property, you are welcomed into a central entrance hall providing access to all principal rooms, along with a useful storage cupboard. The accommodation is centered around a spacious 20ft living and dining room, offering an excellent space for both relaxing and entertaining, with ample room for a dining table and direct access to the communal grounds.

The separate fitted kitchen enjoys a practical layout with a range of wall and base units, generous worktop space and room for freestanding appliances.

There are two well-proportioned double bedrooms, including a generous principal bedroom complete with fitted wardrobes, while the second bedroom offers excellent versatility as a guest room, home office or nursery. Completing the accommodation is a modern family bathroom fitted with a bath, wash hand basin and W.C.

Further benefits include electric central heating, ample storage throughout, well-maintained communal grounds and allocated parking.

This spacious ground floor apartment presents an excellent opportunity to acquire a comfortable home in a convenient location, close to local amenities and transport links.

Situation

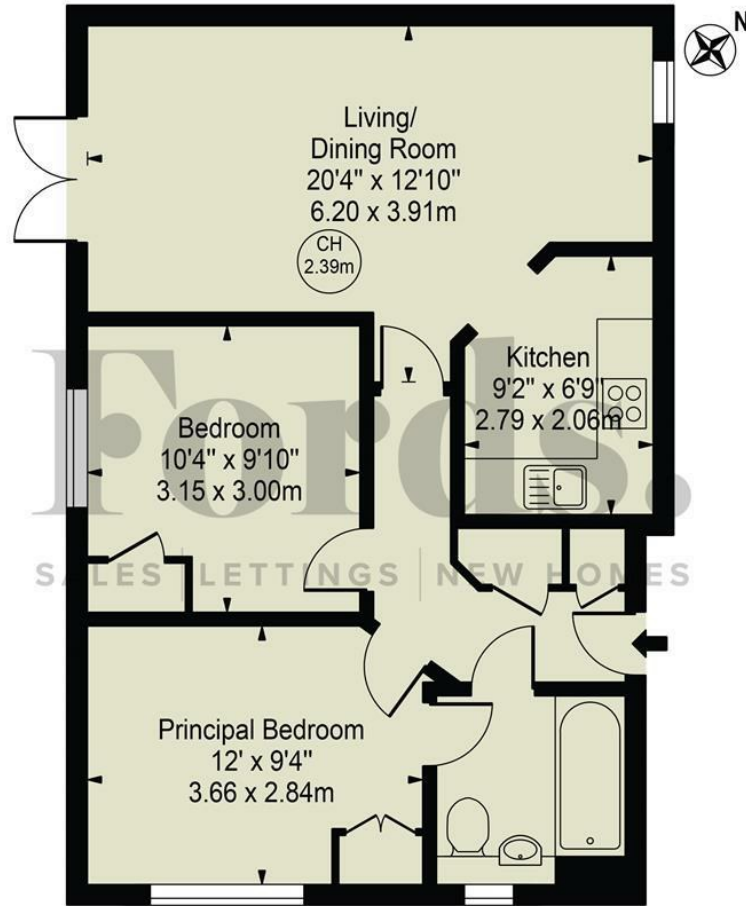
Kingsmead Road is a well-established residential road situated to the east of High Wycombe town centre, offering an excellent balance of convenience and connectivity. The area is within easy reach of a range of local amenities, including supermarkets, cafés, schools and leisure facilities, while the Eden Shopping Centre and High Wycombe railway station are just a short distance away, providing direct services to London Marylebone in approximately 30 minutes. The property also benefits from excellent road links via the A40 and M40 (Junction 3), making it an ideal location for commuters. Surrounded by the beautiful Chiltern Hills, residents can also enjoy an abundance of nearby parks, woodland walks and open countryside.



Floor Plans

Morris Mews

Approx. Gross Internal Area 607 Sq Ft - 56.39 Sq M



Ground 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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