

wye Partnership

Flat 2, Kingfisher Court Queen Alexandra Road, High Wycombe

£160,000

Flat 2

Kingfisher Court Queen Alexandra Road, High Wycombe

- South Facing Balcony
- Allocated Residents Parking
- Entrance hall, Lounge, Kitchen, Bedroom & Bathroom
- Ground Floor Apartment in Town Centre Location
- Superbly Maintained Development with Delightful Gardens
- Electric Heating

The property is located in the popular Kingfisher Court development within High Wycombe town centre, just a short walk of the mainline railway station which connects to London Marylebone (in less than 30 minutes), Birmingham & Oxford. The M40 junctions 3 and 4 are close-by as is the A404 link to the M4. Kingfisher Court is within walking distance of the Eden Centre offering a wide range of shops, cinema and restaurants. The 'Rye' park is on the doorstep with its own lakeside cafe, gym and heated swimming pool.

Council Tax band: B

Tenure: Leasehold; Expiry 01 November 2177: Service Charge; £1424.04 Per annum

EPC Energy Efficiency Rating: E







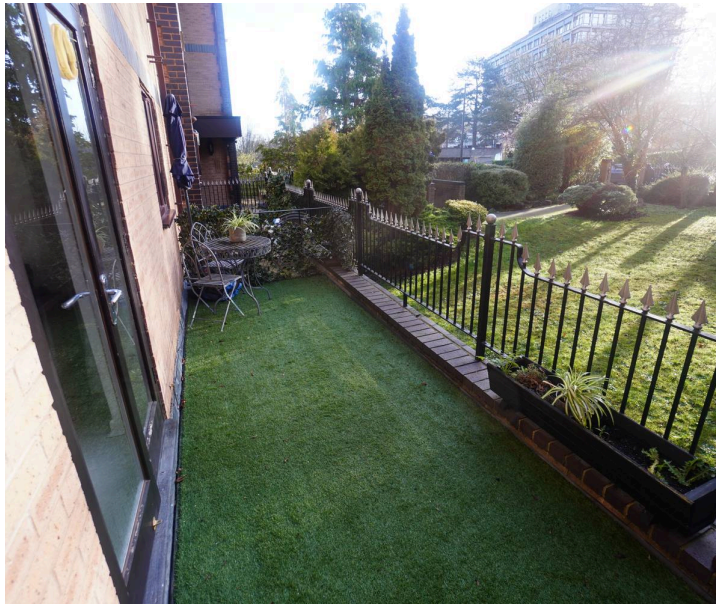
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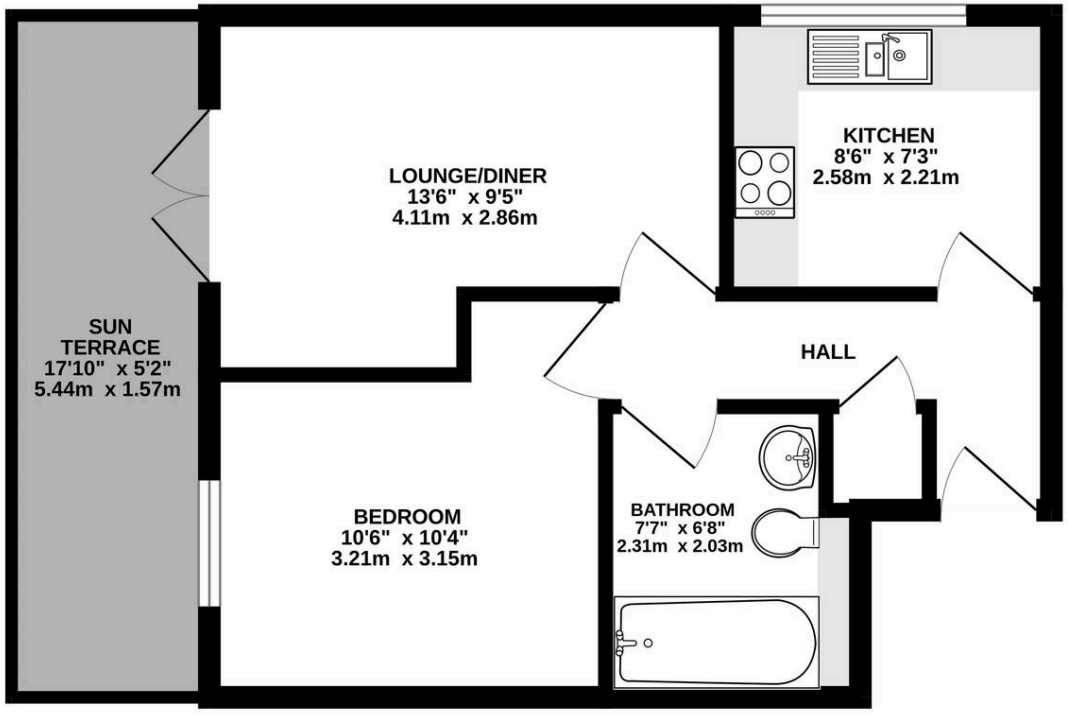
This well-presented one-bedroom flat offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a centrally located home in a superbly maintained development. Situated on the ground floor, the property features a welcoming entrance hall that leads to a spacious lounge, ideal for relaxing or entertaining. The separate kitchen is thoughtfully designed to maximise both storage and workspace, while the double bedroom provides a peaceful retreat with ample room for furnishings. The bathroom is modern and well-appointed. Residents will appreciate the convenience of allocated parking, ensuring a hassle-free return home. The flat benefits from electric heating, offering both comfort and efficiency throughout the year. The south-facing balcony allows natural light to flood the living space, creating a bright and airy atmosphere. This property is set within a delightful development that is renowned for its beautifully maintained communal areas (including gardens), and is perfectly positioned for easy access to the town centre's array of shops, restaurants, and transport links. With its combination of comfort, practicality, and location, this apartment represents a fantastic lifestyle choice for those seeking a home in the heart of the community. Early viewing is highly recommended to fully appreciate all that this property has to offer.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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