



# 11 Warwick Court Carisbrooke Avenue

High Wycombe

- A Well Presented First Floor Apartment
- Large Double Length Garage With Power And Water Supply/Sink
- Entrance Hall, Living Room With South Westerly Facing Balcony
- Excellent Views Over Fields And Woodland, Kitchen
- Two Bedrooms, Bathroom, Double Glazing, Electric Heating
- Quiet Development To West Of High Wycombe

Located in a popular area close to open countryside and the National Trust village of West Wycombe. Conveniently positioned for the M40 at J4, train stations at High Wycombe and Saunderton. Approximately 4.5 miles to Marlow and High Wycombe town centre is approximately two miles away and some of its amenities include; large supermarkets and department stores, large selection of restaurants, cinema and bowling alley, highly regarded local schools, leisure centre with swimming pool, large parks at The Rye and Hughenden.

Council Tax band: C

Tenure: Leasehold; 147 Years remaining: Service Charge; £2040.00 Per annum: Ground Rent; £10.00 Per annum

EPC Energy Efficiency Rating: D

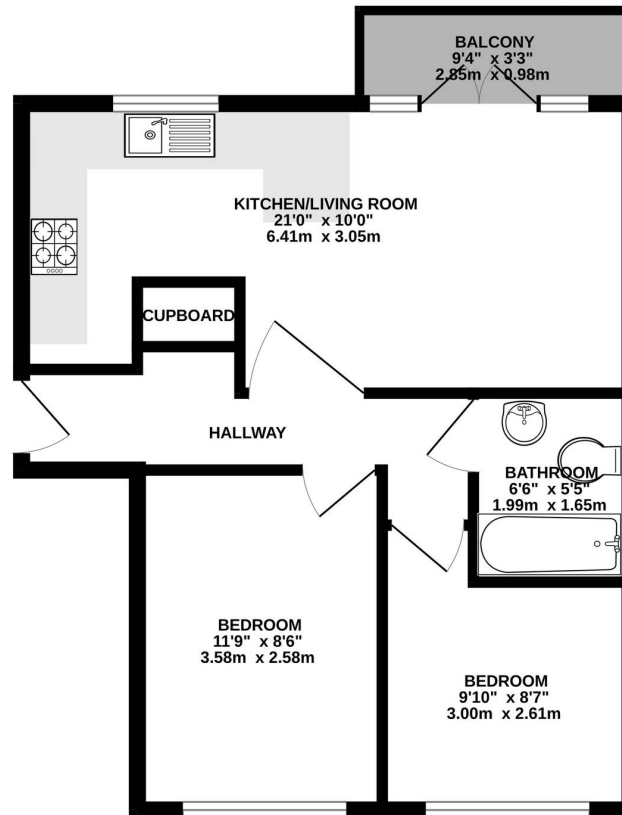


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This well presented two bedroom first floor apartment is situated within a quiet development to the west of High Wycombe, offering a peaceful setting with excellent views over fields and woodland. The property features an entrance hall leading to a bright living room, which benefits from a south westerly facing balcony that allows for plenty of natural light. The kitchen is well equipped and conveniently located adjacent to the living area. The modern bathroom is fitted with contemporary fixtures and finishes. Additional benefits include double glazing and efficient electric heating throughout the apartment. A particular highlight is the large double length garage (with power and a water supply, including a sink), ideal for secure parking, storage or use as a workshop. This apartment is perfect for those seeking a well maintained home in a tranquil location, yet with easy access to the amenities and transport links of High Wycombe. Early viewing is highly recommended to appreciate the space, quality and setting this property offers.





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

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