



32 Pallatia Court

High Wycombe

- Modern Contemporary Apartment 'Within a Stones Throw' of the Beautiful Hughenden Park
- Communal Hall with Secure Entry, Shared Vestibule & Entrance Hall
- Spacious Lounge with Modern Open Plan Fitted Kitchen
- Two Bedrooms with Modern 'Jack & Jill' Bathroom to the Primary Bedroom
- Gas Central Heating, Double Glazed Windows, Resident Allocated Parking & Guest Parking and Communal Grounds & Roof Terrace
- Vacant Possession - No Onward Chain

Whilst having the beautiful Hughenden Park and the National Trust owned Hughenden Manor on your doorstep with acres of countryside, the property is situated less than 1 mile from the town centre which offers a wide range of shopping, leisure, hospitality and travel facilities including a mainline rail link with London & the North.

Council Tax band: C

Tenure: Leasehold; 115 Years remaining: Service Charge; £1930.00 Per annum: Ground Rent; £420.00 Per annum

EPC Energy Efficiency Rating: C



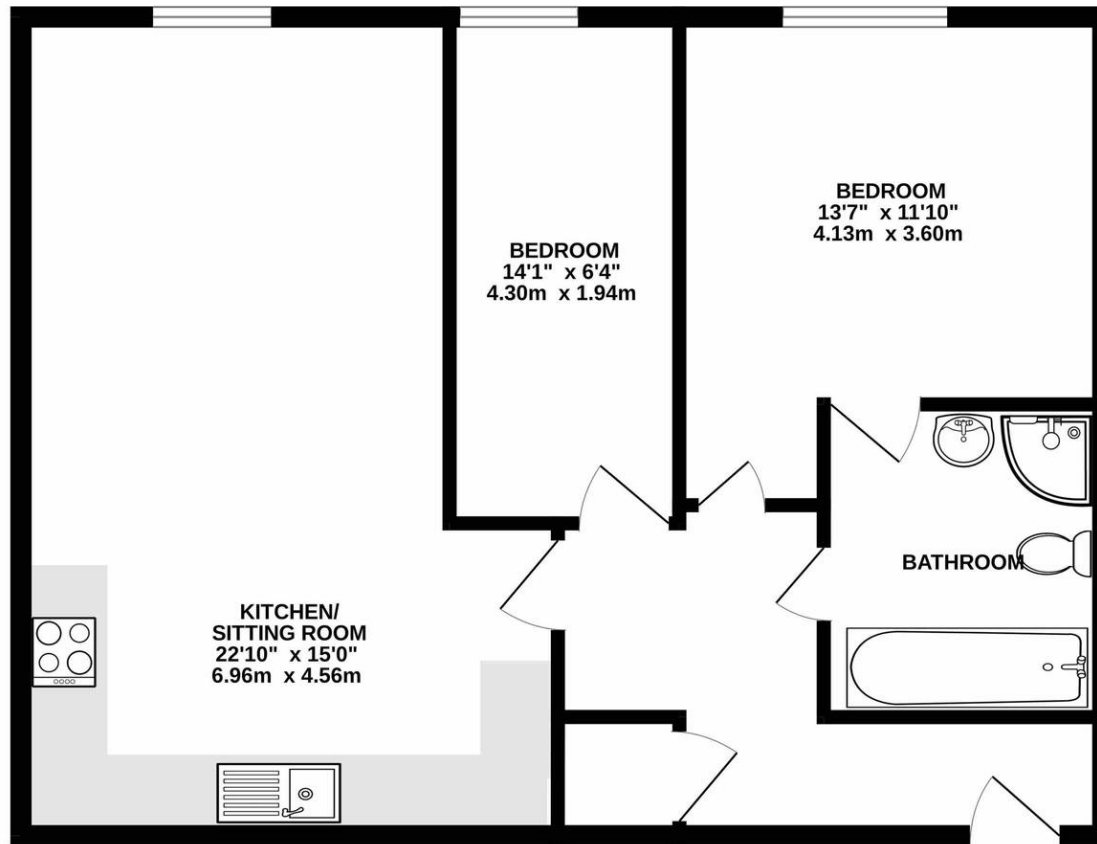
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This very well presented two-bedroom apartment offers a contemporary lifestyle within a highly sought-after development, ideally located just moments from the picturesque Hughenden Park. Accessed via a communal hall with secure entry, the property welcomes you into a shared vestibule and private entrance hall. The spacious lounge is enhanced by an open plan layout, seamlessly connecting to a stylish fitted kitchen that features quality appliances and ample workspace. Both bedrooms are generously sized, with the primary bedroom benefitting from a modern 'Jack & Jill' bathroom for added convenience. The property is equipped with gas central heating and double glazed windows, ensuring comfort and energy efficiency year-round. Additional features include allocated resident parking and guest parking, well-maintained communal grounds and roof terrace and communal bike storage area. Offered with vacant possession and no onward chain, this apartment is an ideal choice for first-time buyers, professionals or investors seeking a move-in ready home in a desirable location. Early viewing is highly recommended to appreciate the quality and convenience this property has to offer.



721 sq.ft. (67.0 sq.m.) approx.



The Wye Partnership High Wycombe

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