

wye Partnership

7 Barbel Court Warbler Way, High Wycombe, HP12 3FH

£200,000

7 Barbel Court Warbler Way

High Wycombe

- One Bedroom Apartment
- Second Floor
- Balcony
- Allocated Parking
- 119 Year Lease Remaining
- No Onward Chain

Barbel Court, located on Warbler Way in High Wycombe, enjoys a convenient and desirable location close to a range of local amenities, including the Eden Shopping Centre, supermarkets, restaurants, cafés and recreational green spaces such as Desborough Park. The property is ideally situated for commuters, with High Wycombe railway station offering under 30 minute direct services to London Marylebone, Birmingham & Oxford.

Council Tax band: B

Tenure: Leasehold; 119 Years remaining: Service Charge; £1254.48 Per annum: Ground Rent; £215.00 Per annum

EPC Energy Efficiency Rating: B







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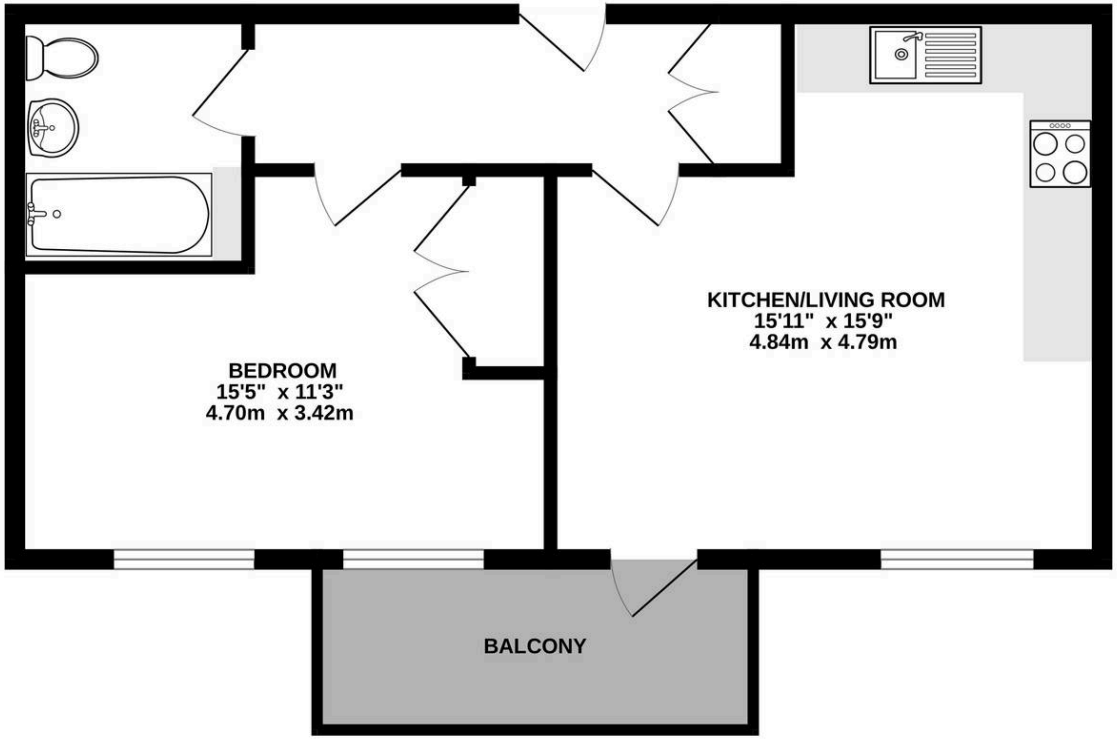
This well-presented one bedroom apartment is situated on the second floor of a modern development, offering an ideal opportunity for first-time buyers and investors alike. The property features a spacious open-plan living and dining area with direct access to a private balcony, creating a bright and inviting atmosphere. The contemporary kitchen is equipped with integrated appliances and ample storage. The double bedroom benefits from fitted wardrobes, while the modern bathroom is finished to a high standard. Additional features include secure entry, double glazing, and allocated parking (providing convenience for residents). With a long lease of approximately 119 years remaining and no onward chain, this apartment offers peace of mind and flexibility for potential buyers. Located within easy reach of local amenities, transport links, and popular shopping destinations. Early viewing is highly recommended to fully appreciate the quality and value on offer. For further information or to arrange a viewing, please contact our office at your earliest convenience.







499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

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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