

wye Partnership

52 Peatey Court Princes Gate, High Wycombe, HP13 7AY

£190,000

52 Peatey Court Princes Gate

High Wycombe

- A Well Presented South Facing Two Bedroom First Floor Apartment With Open Views
- Good Size Modern Fitted Kitchen, Generous Size Modern Bathroom
- Electric Night Storage Heating And Double Glazed Windows
- Secure Entryphone System And Allocated On Site Car Parking
- Well Maintained Communal Gardens With Children's Play Area
- Highly Regarded Area A Short Walk From Town Centre & Railway Station
- Long Remaining Lease And Low Charges, No Upper Chain

Just under a mile east of the town, this property is part of a popular development, with an approximate 10 minute walk to High Wycombe train station which provides under 30 minute trains into London Marylebone, as well as Birmingham and Oxford. Local shops and the town centre are a short walk with bus routes on the doorstep. The Rye Park is just a 5 minute walk providing a cafe, boating lake, Lido and Gym. M40 junctions 5/6 are within a five minute drive.

Council Tax band: C

Tenure: Leasehold; 99 Years remaining: Service Charge; £1500.00 Per annum: Ground Rent; £340.00 Per annum (2027 already paid)

EPC Energy Efficiency Rating: B







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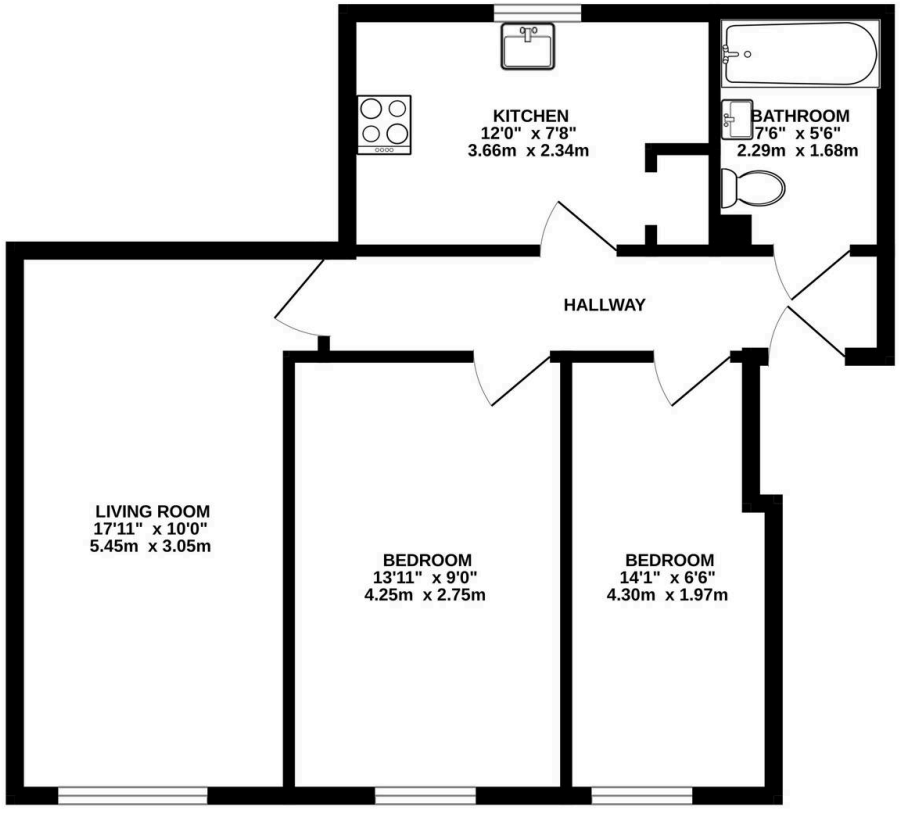
High Wycombe

This well presented south facing two bedroom first floor apartment offers a wonderful opportunity to enjoy modern living, just a short walk from the town centre and railway station. The property enjoys open views and benefits from electric night storage heating and double glazed windows. The spacious accommodation features a good size modern fitted kitchen, and a generous size modern bathroom which has been tastefully appointed. Both bedrooms are well proportioned as is the generous lounge/dining room providing ample space for relaxation. The apartment is accessed via a secure entryphone system, offering peace of mind for residents, and comes with the added convenience of allocated on site car parking. Residents also benefit from well maintained communal gardens and a dedicated children's play area. The property is offered with a long remaining lease and low service charges including an already paid for ground rent charge for 2027, representing excellent value for both first time buyers and investors. With no upper chain, this attractive apartment is situated in a popular residential development known for its friendly community atmosphere and proximity to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate the quality of accommodation on offer and the convenience of its location.









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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