

wye Partnership

4 College Court Easton Street, High Wycombe, HP11 1WP

In Excess of **£230,000**

4 College Court Easton Street

High Wycombe

- Two Double Bedrooms
- En Suite Shower Room
- Private Balcony
- Gas Central Heating
- Short Walk Of High Wycombe Train Station
- Over 100 Year Lease

Located off of Easton Street is College Court. A well-connected central High Wycombe location close to the train station which provides 25 minute trains into London Marylebone as well as Birmingham and Oxford. The property is just a 2-minute walk to all the town centre shops, supermarkets, cinema, cafes and restaurants, making it ideal for commuters, professionals, and convenient modern living.

Council Tax band: C

Tenure: Leasehold; 117 Years remaining: Service Charge; £1800.00 Per annum: Ground Rent; £295.00 Per annum.

EPC Energy Efficiency Rating: B







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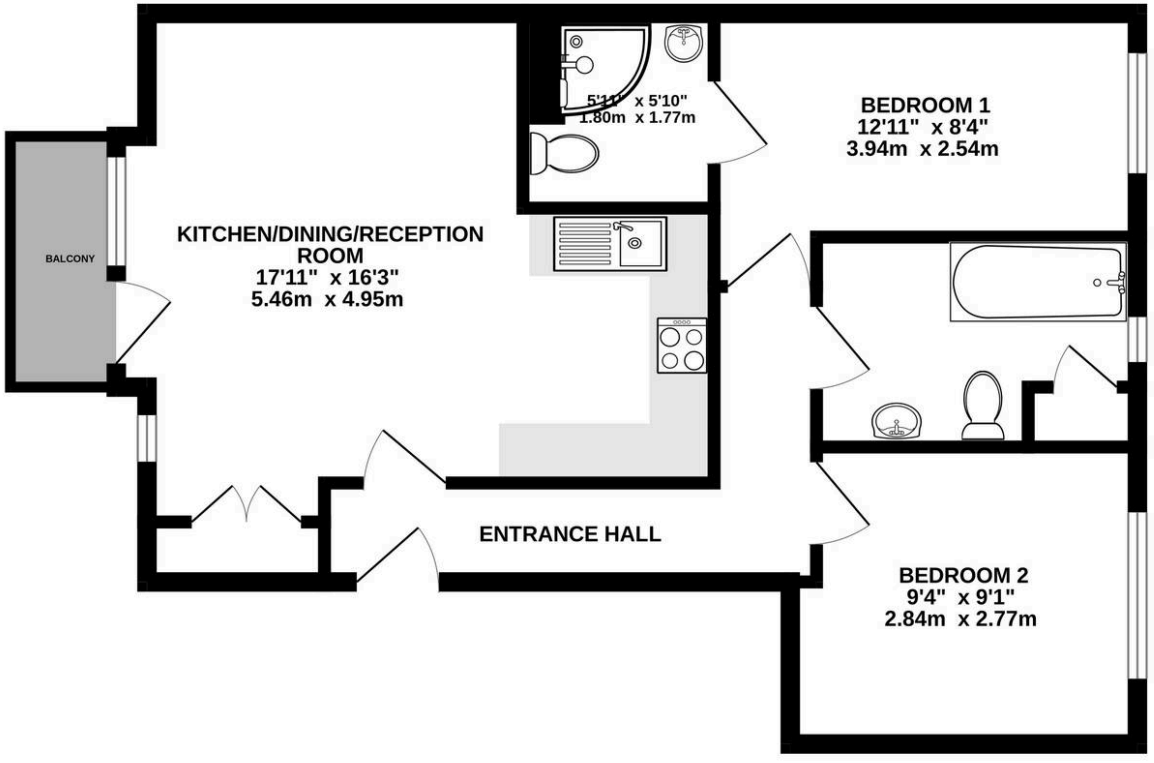
This well-presented two-bedroom flat offers a fantastic opportunity for first-time buyers or investors seeking a modern home within easy reach of High Wycombe's amenities. The property features two spacious double bedrooms, including a principal bedroom with an en suite shower room for added convenience. The open-plan living and dining area is filled with natural light and provides direct access to a private balcony, perfect for relaxing or entertaining guests. The contemporary kitchen is fitted with integrated appliances and ample storage. Additional benefits include gas central heating, double glazing, and secure entry to the building. The flat is located just a short walk from High Wycombe train station, offering excellent transport links to London and surrounding areas. With an over 100-year lease remaining, this property provides peace of mind for long-term ownership. The well-maintained communal areas and lift access further enhance the appeal of this attractive flat. Whether you are looking for a conveniently located home or a sound investment, this property combines modern living with exceptional connectivity and comfort. Viewing is highly recommended to fully appreciate all that this superb flat has to offer.







FIRST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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