



## Property Description

This beautiful apartment is located in the desirable Kingsmead View development situated on London Road in High Wycombe, Buckinghamshire. The apartment has one bedroom and one bathroom and boasts a newly fitted kitchen with built-in appliances.

Upon entering the apartment, you will be amazed by the spacious entrance hall which then leads to the bright living area that has been tastefully decorated with neutral colours, providing a relaxing ambiance and access to the large balcony. The fully-fitted kitchen features modern appliances and plenty of storage space, making it perfect for those who love to cook and entertain. The bedroom is well-proportioned and has ample storage with newly fitted built-in wardrobes. The bathroom has been beautifully finished to a high standard with a bathtub and shower overhead.

This apartment is perfect for first-time buyers or investors looking for an excellent rental yield of 5.3%. The property is competitively priced and has the benefit of no onward chain. The property was built in 2009 and has the remainder of a 125-year lease, making it a sound investment on the west side of High Wycombe.

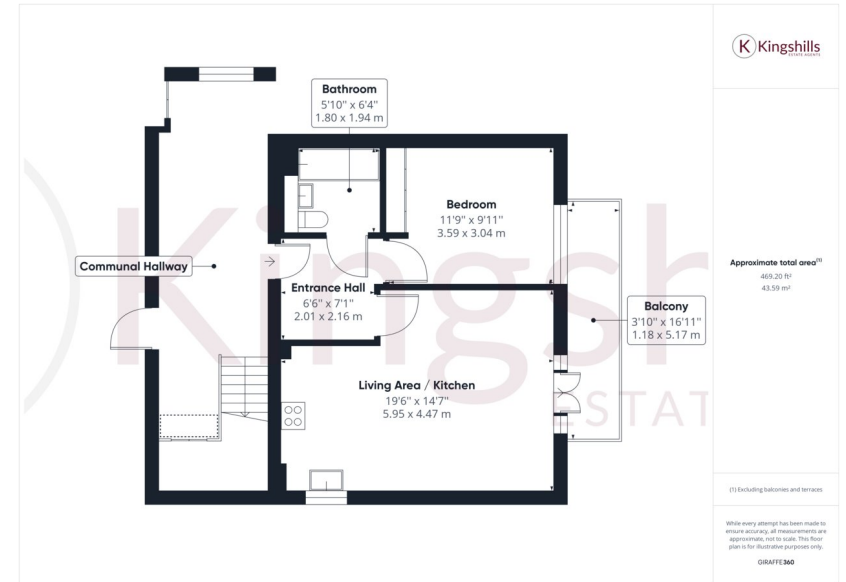
Transport links are exceptional, with the M40 motorway nearby, providing easy access to London, Oxford and Birmingham. High Wycombe Train Station is also within easy reach, providing regular services to London Marylebone and Birmingham.

For those who love the outdoors, Kingsmead Park is just a stone's throw away from the apartment. This well-maintained park features a children's play area and access to High Wycombe Rugby Club.

High Wycombe is a bustling town in Buckinghamshire with plenty of shopping, dining and entertainment options. The Eden Shopping Centre is conveniently located close by, offering a range of high street shops, restaurants and a cinema. The town is also home to the historic Hellfire Caves, a series of tunnels and chambers used by members of the Hellfire Club in the 18th century.

In summary, this apartment in Kingsmead View offers an ideal combination of comfortable living, convenient location, and excellent transport links. Ideal for first-time buyers or investors, this apartment is a must-see for anyone looking for a fabulous property in Buckinghamshire.

Tenure: Leasehold	110 years remaining on lease
Council Tax Band B	Service Charge: £1284 pa
EPC RATING C 80	Ground Rent: £250 pa



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements