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Flat 1 Artisan House London Road, High Wycombe, HP11 1BN

Asking Price | £315,000

## **Property Features**

- Duplex apartment
- Spacious accommodation
- Two good size bedrooms
- Bathroom and shower room
- Open plan kitchen/living room

- Patio area with outside bar
- Allocated parking
- Close to the Rye and train station
- Built in 2018
- EPC 85 B / Council Tax Band C





## Full Description

A beautiful duplex apartment which offers something a bit different in the form of an outside bar area, two bathrooms and a cloakroom. The train station, The Rye and town centre are all just a short walk away making this an ideal first time home for a professional.

As you walk through the front door you are greeted by access to a modern cloakroom and a spacious light and airy open plan kitchen/living room. The kitchen offers all of the modern high specification fitments you would expect on a modern build.

On the lower ground floor there are two good sized bedrooms with the larger of the two offering an en-suite bathroom and the other an en-suite shower room.

The Patio area has been transformed and provides a great bar area with seating to entertain or simply relax after a day at work.

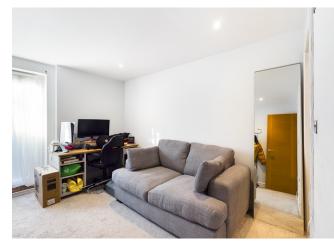
There is allocated parking with visitor spaces to the rear.

Lease 120 years remaining / Ground Rent £300 per annum / Service Charge £1,380 per annum

High Wycombe town centre has its eyes fixed firmly on the future with the bustling Eden shopping centre, leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 27 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.

















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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