



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.







Approximate total area⁽¹⁾

790.78 ft²

73.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360