

01494 939868 hello@kingshills.co.uk kingshills.co.uk







Ives House, Ercolani Avenue, High Wycombe, Buckinghamshire, HP13 7FZ

## **Property Features**

- First Floor Apartment
- Two Bedrooms
- · New Carpets being fitted in Entrance Hall and both Bedrooms.
- Well Presented
- Open Plan Lounge/Dining/Kitchen

- Modern Bathroom
- Balcony
- · Residents Parking Space
- Available 1st November







## **Full Description**

We are delighted to present this modern two bedroom first-floor apartment, ideally situated in the heart of High Wycombe, Buckinghamshire. Boasting contemporary design and a prime location, this property offers a unique blend of comfort, style, and convenience.

The heart of the home is the impressive open plan kitchen/living/dining room. This versatile space is perfect for entertaining and day-to-day living and benefits from a balcony. The sleek kitchen is equipped with fitted appliances and ample storage. The living and dining areas are adaptable, allowing for a comfortable lifestyle and easy entertaining.

There are two bedroom and modern bathroom with overhead shower attachment.

The apartment comes with the added benefit of allocated parking space. A stand out feature of this property is that it is only a 10 minute walk into the town, making commuting a breeze with the fast train into London Marylebone taking just under 30 minutes.

Within a short walk of the property, High Wycombe town centre offers the bustling Eden centre with it's plentiful shopping facilities, busy restaurants and bars, cinema and bowling alley. 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.

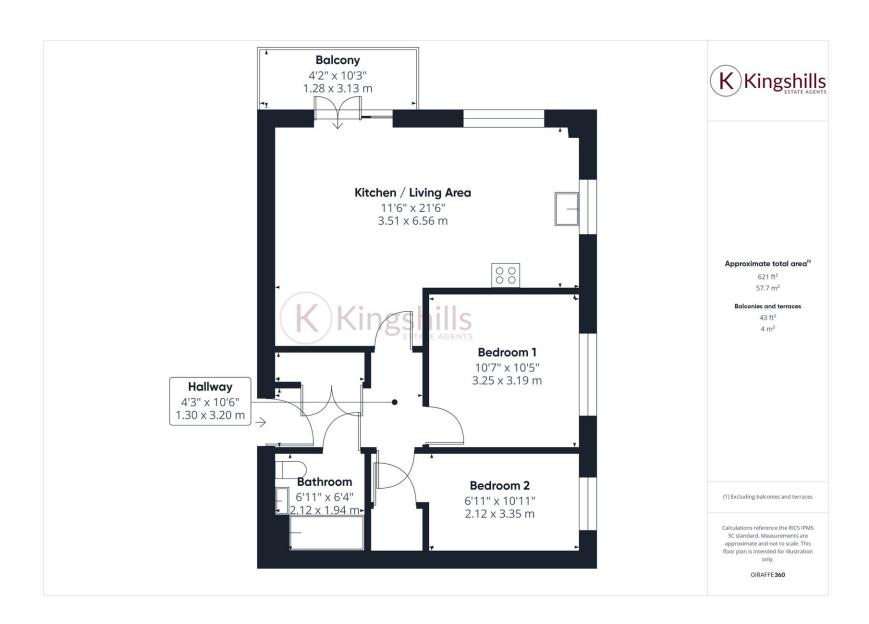












Kingshills Estate Agents Comet Studios Amersham Buckinghamshire HP7 0PX 01494 939868 hello@kingshills.co.uk kingshills.co.uk

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