





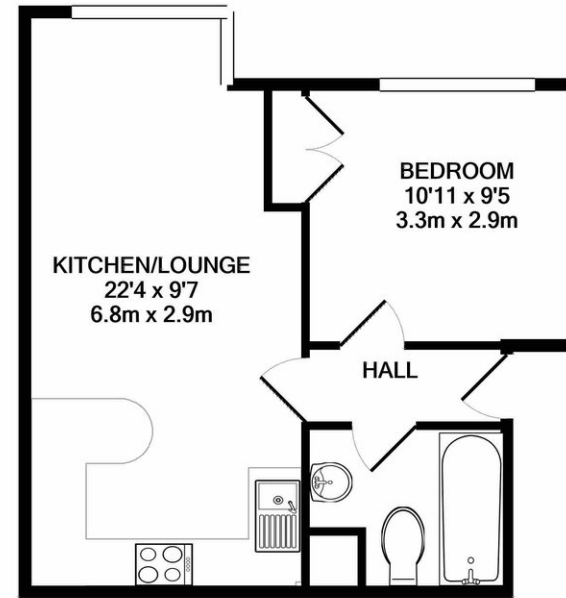
## Property Description

A well-presented one bedroom flat located to the West side of High Wycombe town centre. The accommodation comprises; communal entrance; entrance hallway; double bedroom; bathroom; large living area; modern kitchen with breakfast bar. The location benefits from easy access to High Wycombe town centre and M40 motorway. Available 13th May on an unfurnished basis.

Please note all photos are prior to the current tenant living in the property.

COUNCIL TAX B

EPC RATING D



TOTAL APPROX. FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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