

LEASEHOLD



# 23 QUEENS ACRE QUEENS ROAD, HIGH WYCOMBE, HP13 6AL

Price Guide

£249,950

## FEATURES

- First Floor Flat
- Modern Bathroom
- Open Plan Kitchen
- Two Parking Spaces
- Two Bedrooms
- Spacious Living Room
- Balcony
- Communal Garden



**Rye  
View**  
HOMES

# Two Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this well-presented two-bedroom flat, ideally situated in a prime location with easy access to local amenities, transport links, and nearby parks offering excellent leisure opportunities.

The accommodation comprises an entrance hall, spacious open-plan kitchen, lounge/dining room with access to a private balcony, two bedrooms, and a modern family bathroom. The property further benefits from parking for two cars and well-maintained communal areas.

The accommodation in further detail comprises:

## Entrance Hall

Access to all rooms, storage cupboard, radiator

## Lounge / Dining Room

11'81" x 11'81" (3.35m x 3.35m)

Spacious and bright, carpet flooring, radiators, doors leading to balcony

## Open Plan Kitchen

8'34" x 6'61" (2.54m x 1.82m)

Modern fitted units, tiled splashbacks, provision for appliances

## Bedroom One

11'59" x 11'39" (3.35m x 3.35m)

Double bedroom, carpet flooring, radiator

## Bedroom Two

9'37" x 12'58" (2.74m x 3.83m)

Carpet flooring, radiator

## Bathroom

6'65" x 7'90" (1.82m x 2.13m)

Modern suite, tiled, spotlights, radiator

## Outside:

Private balcony

Allocated parking for two cars

Nearby parks and green spaces

## Tenure

Advised by vendor – Leasehold

## Lease

Advised by vendor - 98 years

## Service Charge

Advised by vendor - £1200.00 (approx) per annum

## Ground Rent

Advised by vendor - No Ground Rent

Council Tax Band  
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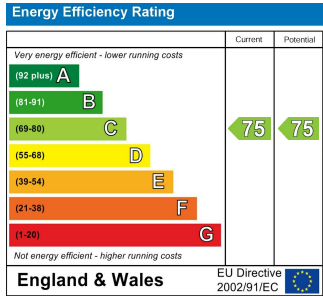
Viewing  
Strictly by appointment only.

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