



18 Westfields House London Road, High Wycombe, Buckinghamshire, HP11 1HA  
£300,000



# 18 Westfields House London Road, High Wycombe, Buckinghamshire, HP11 1HA

A bright and spacious, third floor, original two bedroom apartment which has been converted into a 2/3 bedroom apartment with lift access forming part of this gated modern development situated on the east side of High Wycombe, within walking distance of local amenities including Starbucks, Aldi and the Kingsmead Park. The property is also located just three miles from Beaconsfield where you will find an array of bars, restaurants and shops. The accommodation comprises; entrance hall, open plan lounge/kitchen/diner with double opening patio doors leading out to a large balcony, large master bedroom (14'2" ft x 10'9" ft), two further bedrooms which could easily be altered into a large second bedroom and a stunning newly fitted family bathroom. The property further benefits; gated allocated parking (with additional visitors bays), upgraded flooring throughout, security entry system, lift access to all floors and UPVC double glazing.

## LEASEHOLD INFORMATION:

- 125 year lease from 1st January 2016 (117 years remaining)
- SERVICE CHARGE: £1,482 per annum
- GROUND RENT: £150 paid every six months.

Council Tax band: C



## STUNNING SPACIOUS APARTMENT

**BUILT IN 2016**

**THREE BEDROOMS**

**OPEN PLAN LIVING**

**LARGE PRIVATE BALCONY**

**STUNNING BRAND NEW FAMILY BATHROOM**

**GATED ALLOCATED PARKING**

**SECURITY ENTRY SYSTEM**

**WALKING DISTANCE TO SHOPS**

**CLOSE TO J.3 OF M40**



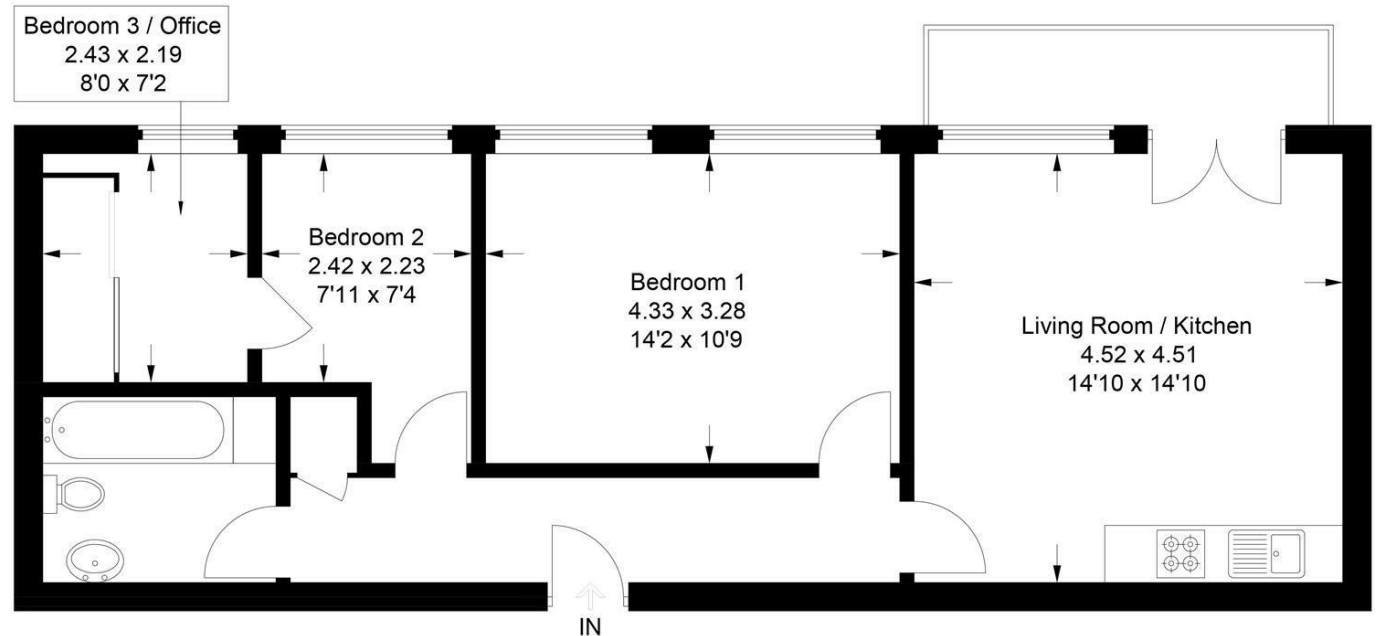








Approximate Gross Internal Area  
61.8 sq m / 665 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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