



Priestley Court, Princes Gate, High Wycombe, Buckinghamshire, HP13 7WZ

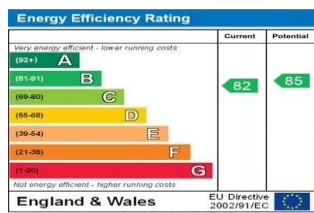
*We are delighted to offer for sale this excellent size two-bedroom second floor apartment located in a highly regarded residential development close to the town centre.*

Secure Entry Phone System | Communal Entrance Hall | Stairs To Second Floor Landing | Front door | Entrance Hall | Large lounge/Dining Room With Walk In Box Bay Window | Modern Fitted Kitchen | Two Good Size Bedrooms | En-Suite Shower To Master Bedroom | Family Bathroom | Modern highly Regarded Development | Walk To Town And Railway Station | Far Reaching South Facing Views Across The Rye To Woodland Beyond | Allocated Car Parking Adjacent To Block | Well Maintained Communal Gardens With Childrens Play Area | Long Lease Remaining |

We are delighted to offer for sale this excellent size two-bedroom second floor apartment, located in a highly regarded residential development close to the town centre. The property is located on the top floor and enjoys lovely far reaching south facing views across the nearby Rye Parkland to the woodland beyond. Internally the property has electric slimline heaters, sealed unit double glazed windows, an excellent size lounge/dining room with walk in box bay window, a modern white bathroom suite and en-suite shower room. Externally there is an allocated parking space right outside the door and very well-maintained communal gardens along with a central childrens play area. Internal viewing is a must to appreciate this well planned and spacious accommodation.

**Price... £245,000**

Leasehold



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## LOCATION

Part of the Princes Gate development that has proven consistently popular. Priestley Court is pleasantly located in a cul-de-sac on the edge of the development, about ten minutes' walk from 25-minute London Marylebone trains. The A40 is close, along which operate frequent Heathrow buses and services into High Wycombe centre, under a mile away. The 50-acre Rye Park flanks part of the A40 and is an easy walk. Junctions 3 and 4 of the M40 are less than ten minutes drive.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road, towards London. Pass the Rye Park on the right and at the roundabout turn left in to Gordon Road. Turn first right into Princes Gate and follow this road straight on until the small T junction. Turn right and Priestley Court is on the left.

## ADDITIONAL INFORMATION

Leasehold; 102 Years remaining: Service Charge; £1152.00 Per annum: Ground Rent; £150.00 Per annum.

## COUNCIL TAX

Band C

## EPC RATING

B

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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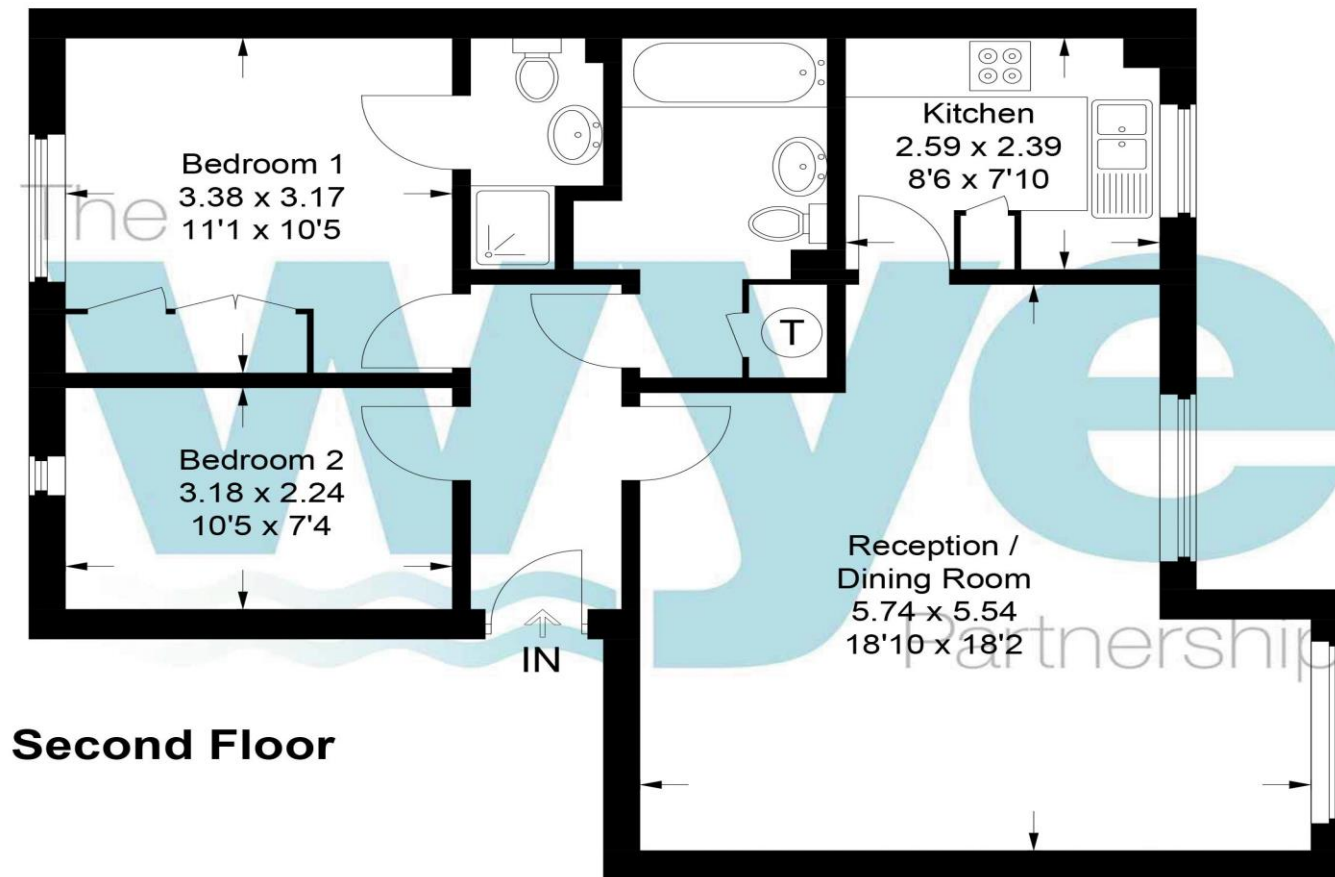
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# 40 Prestley Court

Approximate Gross Internal Area  
66.1 sq m / 711 sq ft



## Second Floor

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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership