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— ESTATE AGENTS —



2 Rollings House Wrights Meadow Road, High Wycombe, Buckinghamshire, HP11 1NQ





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**Guide price £205,000**

A well presented one double bedroom ground floor apartment situated within a small modern development - the property is being sold with the added benefit of no onward chain and private outside space.



## Description

Rollings House was constructed in 2007 by St. James Homes - a subsidiary of The Berkley Homes Group. The overall specification of the apartments is of a good quality with gas central heating, gated entry secure parking, intercom entry system, UPVC double glazing and built-in storage cupboards and wardrobes.

Upon entering apartment two, you are welcomed into a spacious hallway with the modern family bathroom in front. Down the hall, you have access into the double bedroom and the open plan kitchen/dining/living space. The kitchen is of a good quality with fitted appliances such as a fridge freezer, a four ring gas hob, an oven and extractor fan.

Accessed from the sitting area, you have double doors leading out onto a south facing private patio area that benefits from sunshine throughout the day.

## Situation

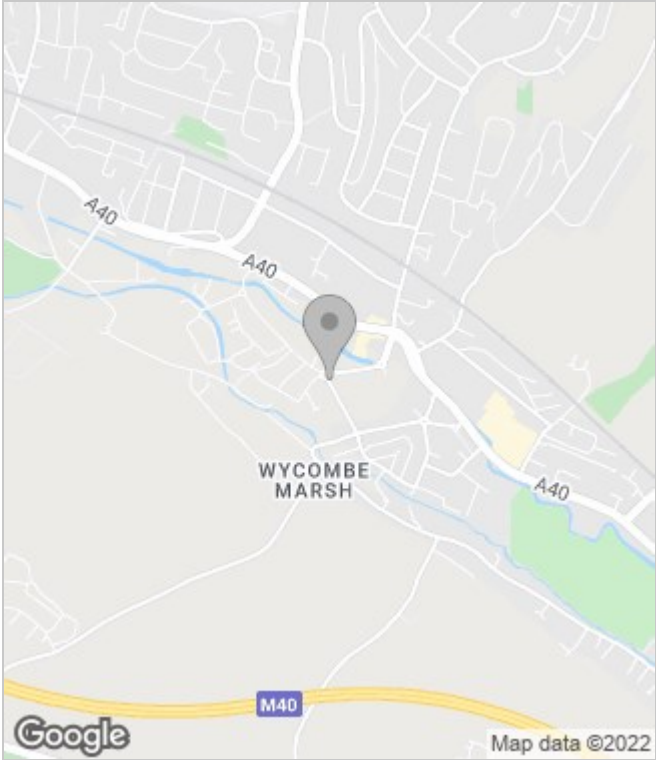
Rollings House is situated on the east-side of High Wycombe's town centre - just a stones throw from High Wycombe's Rail Park. The Retail Park is a short walk away where you have a large M&S Food Hall, Pizza Hut, Wickes and other shops and amenities close by. Wycombe benefits from two motorway junctions of the M40 and the reliable Chiltern Railway service where you can be in London Marylebone Station in 27 minutes. Just a short stroll away is Kingsmead Park which is the home of the South Buckinghamshire Netball Association and the High Wycombe Rugby Club.



Floor Plans



Area Map



Energy Performance Graph

