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8 Ruskin Court, Oakridge Road, High Wycombe, Buckinghamshire. HP11 2FG.

£250,000 Leasehold

A contemporary and spacious two-bedroom, two-bathroom ground floor apartment, located within easy reach of High Wycombe's town centre and just 1.3 miles from the mainline train station, offering excellent transport links for commuters.

Set within Ruskin Court, a small and exclusive development of just 12 high-specification apartments, built in 2016. The apartment features a generous open-plan kitchen, living, and dining area which opens directly onto a private balcony. The master bedroom includes a sleek ensuite shower room, while the second bedroom is served by a modern family bathroom.

The kitchen is finished to a high contemporary standard, with gloss soft-close units, laminate worktops and upstands, and a stainless steel splashback. Integrated Bosch appliances include an electric oven, gas hob, and extractor hood, along with a fridge freezer. A Franke stainless steel sink and ceramic tiled flooring complete the space.

The apartment also comes with allocated parking, well-maintained communal gardens, and secure access to the building.

High Wycombe is particularly well-connected, making it an ideal location for professionals and frequent travellers. The town's mainline railway station provides direct services to London Marylebone in as little as 26 minutes, making it a popular choice for London-bound commuters. The station also connects conveniently to Oxford, Birmingham and other regional destinations.

By road, High Wycombe is perfectly situated for access to



the M40 motorway, with Junction 4 just minutes away, linking you swiftly to the M25, London, and the Midlands.

For those who prefer a more scenic route, High Wycombe is also well-served by local bus routes and has excellent cycling and walking connections into the nearby Chiltern Hills Area of Outstanding Natural Beauty, offering countryside tranquillity just moments from your doorstep.

The town centre is home to the Eden Shopping Centre, where you'll find a wide range of popular retailers such as House of Fraser, Zara, Next, and M&S, as well as a variety of restaurants. Entertainment options include a multiplex cinema, a bowling alley, and the Wycombe Swan Theatre, which hosts a year-round calendar of live performances and touring shows.

This property offers a rare combination of modern comfort, peaceful surroundings, and outstanding connectivity, making it an ideal home for first-time buyers, downsizers, or investors alike.



Important Notice

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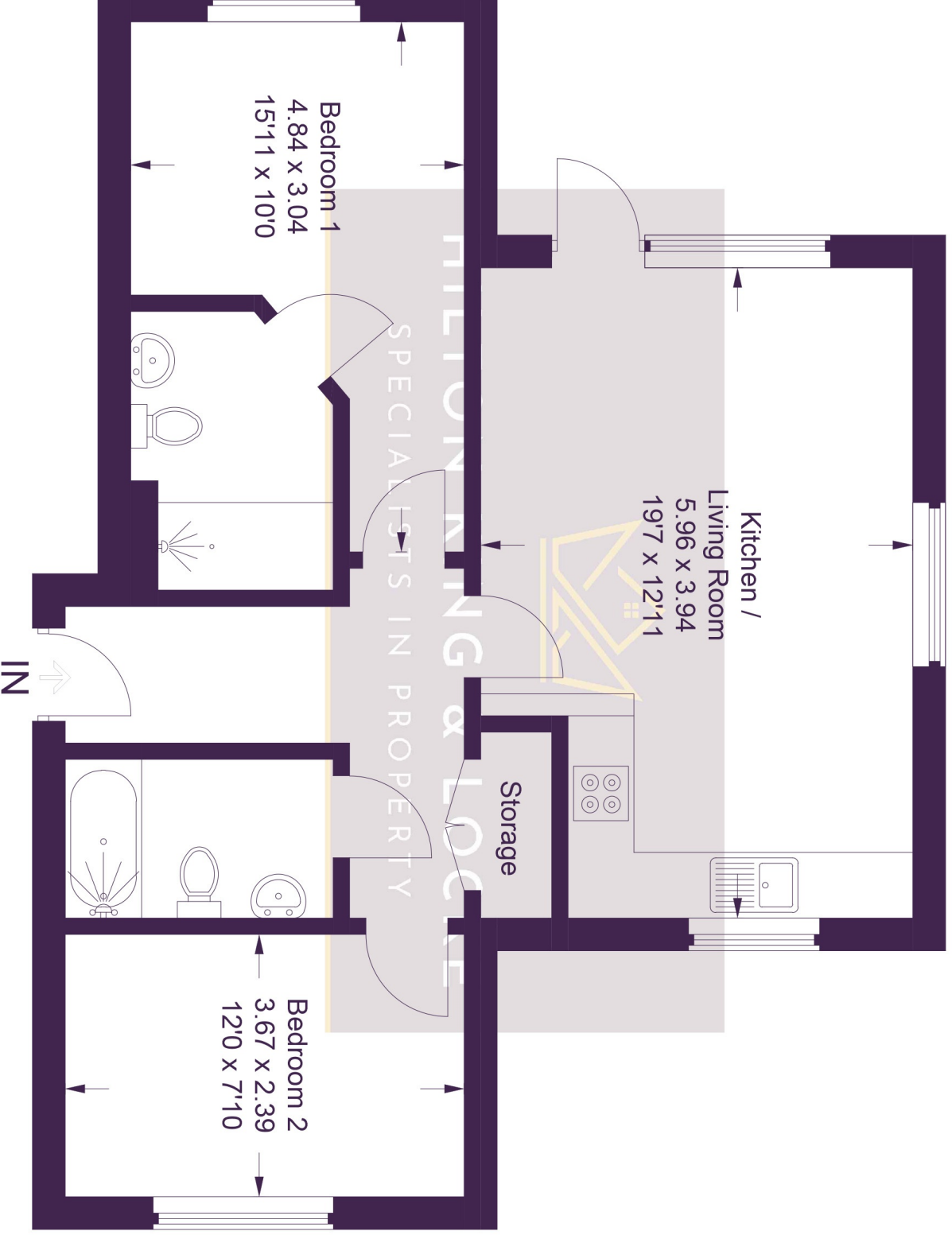


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Approximate Gross Internal Area= 60.7 sq m / 653 sq ft



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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