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ESTATE AGENTS



31 Newland Gate Lilys Walk, High Wycombe, Buckinghamshire, HP11 2FZ



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Guide price £240,000

Nestled in the vibrant heart of High Wycombe, this contemporary penthouse apartment offers both elegance and convenience.

Description

Step into luxury with this meticulously designed penthouse featuring a generously sized double bedroom complete with fitted wardrobes. The seamless fusion of the open-plan reception and kitchen, equipped with integrated appliances, creates a modern living space. A sleekly appointed bathroom and utility room add to the attraction. The highlight? A private balcony beckoning relaxation, complemented by secure gated underground parking and effortless lift access to every floor.

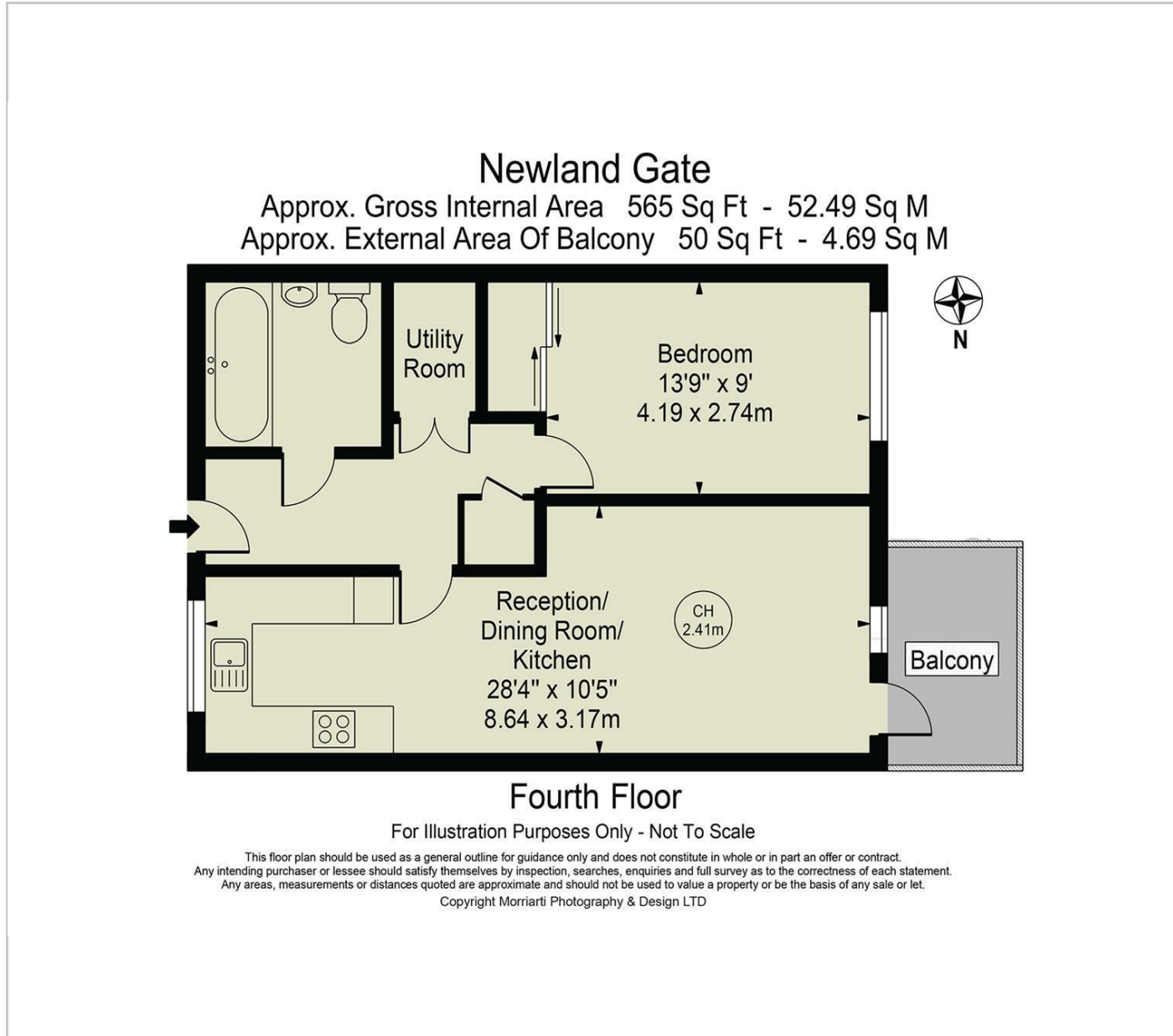
Additional amenities include electric heating, double glazing, and the assurance of an 7-year remainder on the LABC warranty.

Situation

Constructed in 2021 by Inland Homes, Newland Gate boasts a prime location on Lily's Walk, offering unrivalled access to High Wycombe's bustling town centre. Nearby, the Eden Shopping Centre, High Wycombe Hospital, Bucks New University, and the train station await exploration, promising convenience, and connectivity at your doorstep.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales
EU Directive 2002/91/EC