









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

# 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 openplan 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.



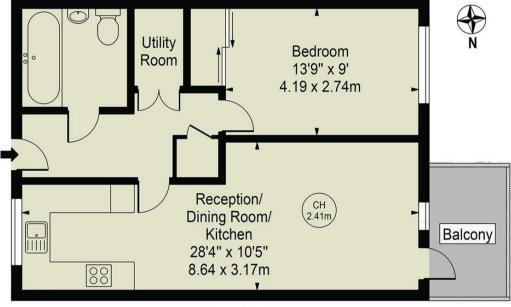




Floor Plans Area Map

# **Newland Gate**

Approx. Gross Internal Area 565 Sq Ft - 52.49 Sq M Approx. External Area Of Balcony 50 Sq Ft - 4.69 Sq M



## Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to a property or be the basis of any sale or let.

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