



Estate Agents
Hurst

Flat 78 Birch House, Leigh Street, High Wycombe, Buckinghamshire, HP11 2WR

£260,000

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**** REDUCED FOR QUICK SALE **** A stunning 'New York style' apartment situated on the top corner of this newly built city-style complex called 'The Old Works' in a quiet & private position. This bright and spacious apartment forms part of the former furniture factory of William Birch Ltd, built in Circa 1900 and newly converted in 2021. The accommodation comprises: spacious entrance lobby/hallway, open plan lounge/kitchen/diner with panoramic views of High Wycombe, two good size double bedrooms, en-suite shower room to master and family bathroom. The property further benefits: secure gated allocated parking, wellness room/gym space, communal gardens, UPVC double glazing, high ceilings and tall windows which let in an abundance of natural light. The development is ideally located for both commuting and convenience. With High Wycombe railway station reachable within twenty minutes on foot and five minutes by car and a range of shops around, including the Eden Shopping centre. **ESTIMATED RENTAL RETURN: £1,400 PCM.**



STUNNING 'NEW YORK STYLE' APARTMENT

TOP FLOOR

TWO DOUBLE BEDROOMS

EN-SUITE SHOWER ROOM TO MASTER

GATED ALLOCATED PARKING

FAR REACHING VIEWS

OPEN PLAN KITCHEN/LIVING ROOM

IDEAL 'BUY TO LET' INVESTMENT

RESIDENTS WELLNESS ROOM/GYM AREA

SHORT WALK OF TOWN CENTRE

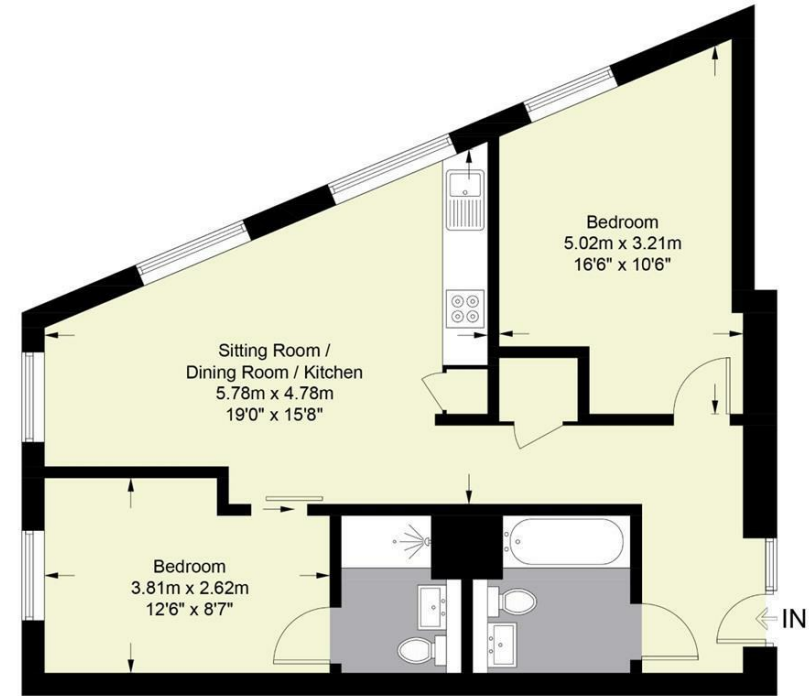






Leigh Street

Approximate Gross Internal Area = 654 sq ft / 60.8 sq m



THIRD FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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