



57, Birch House Leigh Street,

£210,000

1 1 1



Property Description:

Welcome to The Old Works - where location, style and value come together. If you've been hunting for a proper modern apartment in the heart of town that doesn't cost the earth - this is it.

Just three years old and still feeling brand new, this one-bedroom flat is ideal for first-time buyers or investors who want quality without the headache. The layout is simple and well thought-out - a bright open-plan living space, a slick modern kitchen with built-in appliances, a smart tiled bathroom, and a generous double bedroom.

You're just minutes from the High Street, Eden Centre, parks and the train station - meaning everything is walkable, and your lifestyle stays flexible.

This is an easy one. Town centre convenience, strong spec, great price, no chain. Get in, settle down or rent out - done.

The Development:

The Old Works is a smart, modern development just a short walk from High Wycombe town centre. Built in 2021, it offers clean contemporary design, low-maintenance living and great access to local amenities. The building includes lift access to all floors, and this apartment comes with its own allocated parking space behind secure electric gates - a real bonus so close to town. Popular with both first-time buyers and professional renters, it's an ideal choice for those seeking convenience, style and security.

Nearby Attractions:

- High Wycombe town centre - 5 minutes on foot.
- Eden Shopping Centre, gyms and restaurants - all nearby.
- High Wycombe Station (London Marylebone in 28 minutes) - walkable.
- Hughenden Park and The Rye - perfect for a Sunday stroll.
- Easy access to M40 for London or Oxford commuters.
- Up and coming area - with a number of independent eateries nearby.

What We Love:

This flat ticks all the right boxes. You're right in the heart of town, yet tucked away in a smart modern block that's just three years old. The spec is solid, the design is fresh, and the price point is spot on for first-time buyers or savvy landlords. With no chain and strong rental demand locally, it's an easy one to fall for - whether you're moving in or letting out.





- Sleek one-bedroom apartment in a modern 2021-built development.
- Bright and airy open-plan living space with clean contemporary design.
- Stylish integrated kitchen with plenty of storage.
- Smart walk-in shower room with a high-quality finish.
- Allocated parking space behind secure electric gates.
- Lift access to all floors - no stairs, no stress.
- Just a short walk to High Wycombe station, shops and restaurants.
- Ideal for first-time buyers or investors chasing solid rental returns (circa 6%)
- Three years old - low-maintenance and ready to move straight into.
- No onward chain – buy it, love it, live in it (or let it out).



bucksproperty.co.uk



1 Meadow Cottages | Little Kingshill | Great Missenden | Buckinghamshire | HP16 0DX
t. 07780 755590 | e. sales@bucksproperty.co.uk
Bucks Property Services Ltd Registered Number: 14869929

