



Leigh Street, High Wycombe , Buckinghamshire, HP11 2WR

Shared Ownership £107,500

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Property Description:

Looking to get onto the property ladder? This lovely Birch House Apartment is a stylish one-bedroom property that balances affordability with convenience. Offered on a **50% Shared Ownership basis OR as an outright purchase**, it provides approximately 41 square metres (441 square feet) of well-planned living space, with a bright open-plan layout, a fitted kitchen, a smart bathroom, and your own gated parking. Add in free use of the on-site gym, lift access, and a walk-to-everything location, and this is an excellent choice for a first home. This apartment has everything needed for easy, modern living.

The open-plan living space is light and comfortable, ideal for relaxing, working from home, or inviting friends. The fitted kitchen is sleek and practical, with an integrated oven, hob, and good storage. The double bedroom is cosy and functional, and the bathroom is finished with contemporary tiling and fittings.

With no onward chain, the purchase is straightforward and stress-free.

(Price shown is for a 100% share - shared-ownership at 50% share is £107,500.00)

The Development:

Birch House forms part of a modern residential scheme completed in 2021. The development is designed to be both stylish and practical, with lift access to all floors, secure entry, gated allocated parking, and a residents' gym included at no monthly charge. Its central location allows buyers to enjoy High Wycombe's shopping, dining, and leisure facilities all within easy reach.

What We Love:

What makes this apartment special is the combination of affordability, style, and lifestyle perks. The shared ownership scheme makes owning a home genuinely achievable, while the modern design means it is ready to move into without any hassle. The secure gated parking adds real value so close to the town centre, and the free residents' gym is a brilliant extra that sets Birch House apart. Being able to walk to the shops, green spaces, and the station adds to the convenience, making this a perfect first step onto the property ladder.

Leasehold Information:

The property has approximately 244 years remaining on the lease. Ground rent is a peppercorn (£0.00 per year) and the current service charge is £746 per annum. Council Tax Band = B. EPC Rating = C.

Please note: Lease, ground rent and service charge details have been supplied by the seller. We have not seen a copy of the original lease and therefore cannot guarantee their accuracy. Buyers should ensure that these details are confirmed by their solicitor during the conveyancing process.

Agent's Note:

We may introduce you to recommended providers for services such as conveyancing, financial advice, insurance, and surveying. In some cases, we may receive a referral fee, commission, or other benefit for doing so. There is no obligation for you to use any of these recommended providers, and you are free to make your own arrangements.

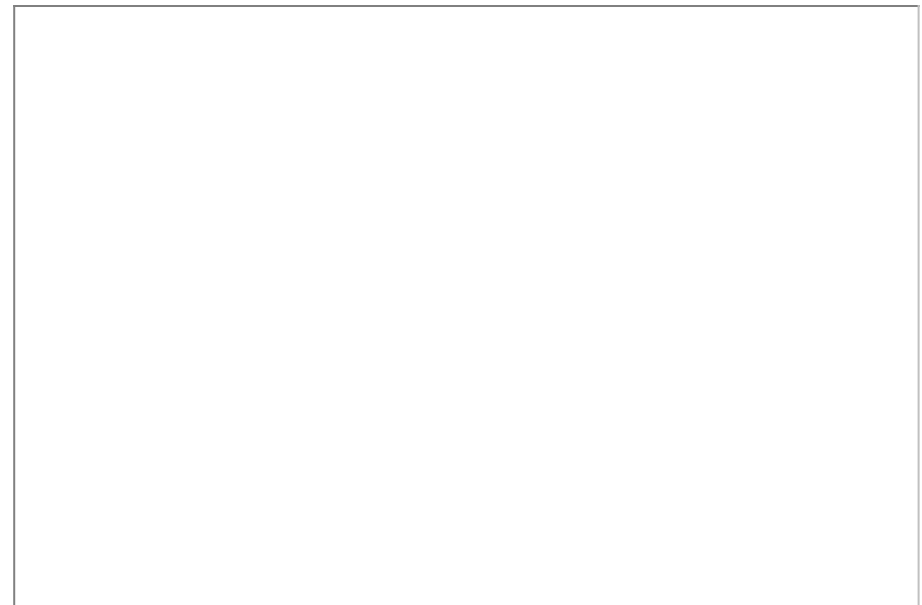
Anti-Money Laundering Requirements:

In line with legal requirements, we must obtain verified identification from all purchasers before a sale can be instructed. We will also require proof of funds together





- Available on a 50% shared ownership basis OR outright 100% purchase.
- Contemporary one-bedroom apartment built in 2021.
- Approximately 41 square metres (441 square feet) of accommodation.
- Bright open-plan living space.
- Modern fitted kitchen with integrated oven and hob.
- Stylish tiled bathroom with walk-in shower.
- Comfortable double bedroom.
- On-site gym available to residents at no cost.
- Secure gated allocated parking.
- Walk to High Wycombe town centre, Eden Centre, and the station with fast services to London Marylebone.



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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

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