

Wycombe Road, Saunderton, High Wycombe, Buckinghamshire, HP14 4EA

Spacious ground floor apartment in an iconic, landmark Art-Deco building

Fantastic Ground Floor Apartment Within a Unique Conversion of a Stunning Art-Deco Building | Set in 8 Acres of Communal Grounds and Adjoining Open Countryside | Secure Communal Hallway | Lift to All Floors | Reception Hall With Large Built-in Storage Cupboards | Spacious Lounge | Fitted Kitchen with Integrated Appliances | Large Double Bedroom | Modern Bathroom | Electric Heating | Double Glazing | Central Courtyard Garden | Residents Gymnasium | Allocated Parking for Residents and Ample Camera Controlled Parking for Guests | Delightful Communal Grounds and Adjoining Countryside | Walking Distance to Railway Station | Long Lease | Viewing Essential |

The Residence is a stunning conversion of an Art Deco building into 57 luxury apartments. The building is set well back from the road in 8 acres of grounds. The development is built around a communal, enclosed courtyard garden, complete with mature planting and seating areas, and an expanse of lawned areas with mature trees surround the development and adjoin open countryside. We are delighted to be selling this very spacious, bright and airy one bedroom apartment, finished to an exceptional standard with modern fitted kitchen with integrated appliances, a modern bathroom and spacious lounge and bedroom. Saunderton railway station, with trains to London and the North, is within walking distance and the towns of High Wycombe and Princes Risborough are just a 10-15 minute drive away. Viewing is strongly recommended.

Price... £250,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	68
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

This property is situated in a quiet, semi rural location, surrounded by open countryside between High Wycombe and Princes Risborough. However, for the commuter, the location could not be better as there is a railway station just a 5-minute walk from the property with regular trains to and from London. Being situated between the two towns, High Wycombe with a vast array of shopping, travel, leisure and hospitality facilities is only 6 miles away and the smaller town of Princes Risborough, with a more select range of facilities is just 4 miles away.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles until reaching the first roundabout and turn right onto the A4010 Bradenham Road. Continue for approximately 4 miles and then turn right into Smalldean Lane. Proceed for a short distance and the entrance to The Residence will be found on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 245 Years remaining: Service Charge; £1234.00 Per annum: Ground Rent; £216.00 Per annum.

COUNCIL TAX

Band B

EPC RATING

D

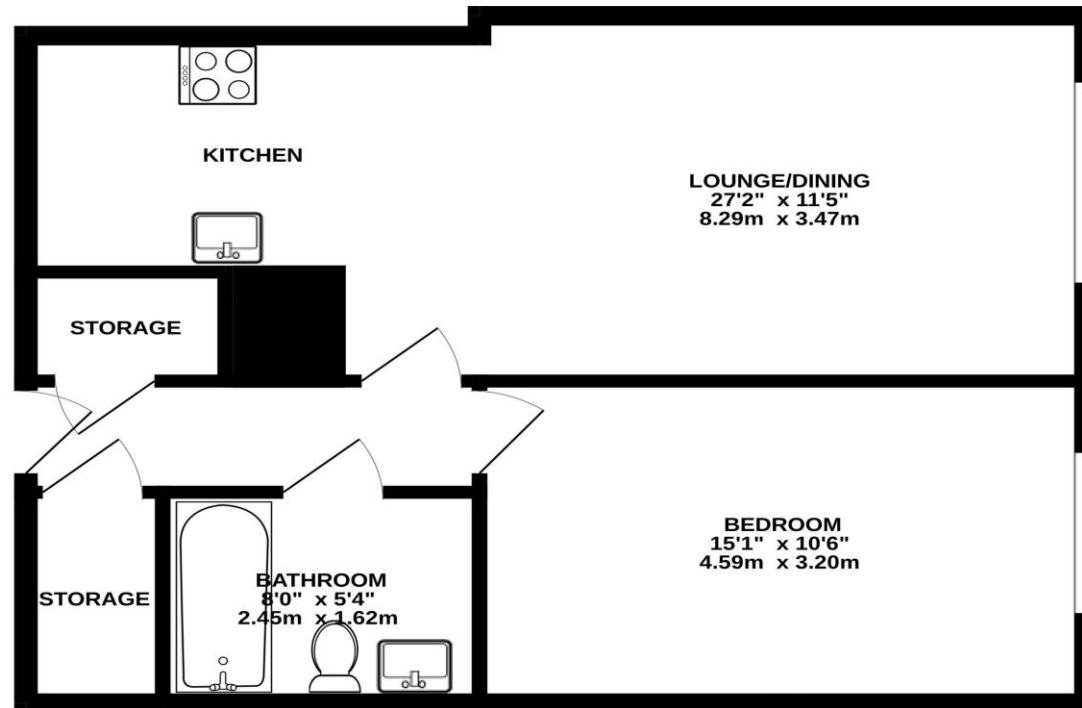
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership