



# Suffield Lodge

Suffield Hill

High Wycombe

HP11 2FR

Monthly Rental Of £1,200

- Recently Built First floor Apartment
- Landscaped Gardens With Bike Store
- Video Entry System And Lift To All Floors & Undercover Parking
- Private Balcony With Access from Living Room/Kitchen And Bedroom
- Bathroom, Gas Fired C/H, Double Glazing
- EPC Rating B Council Tax Band B



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## PROPERTY FACTS

Secure Video Entry Phone System | Lift Access To All Floors | Landing | Front Door | Spacious Entrance Hall With Area Suitable For Study | Good Size Open Plan Living Room/Dining Area/Kitchen With Built In Appliances | Good Size Bedroom With Built In Wardrobes | Large Private Balcony | White Bathroom Suite | Gas Fired Central Heating To Radiators | Double Glazing | Secure Underground Parking | Communal Grounds | Close To Eden Centre | Immaculate Condition | 10 Minutes Walk To The Station |

A delightful first floor apartment situated in the heart of the town centre. The apartments are serviced by a lift with access from secure underground parking, video entry system. The property is finished to a high specification a spacious entrance hall, study area, laundry cupboard with plumbing for washing machine, a large open plan living/dining area/kitchen with integrated appliances, large double bedroom with fitted wardrobes and bathroom with white three piece suite. Externally, the grounds are landscaped with secure entry and bike store. A viewing is strongly recommended.

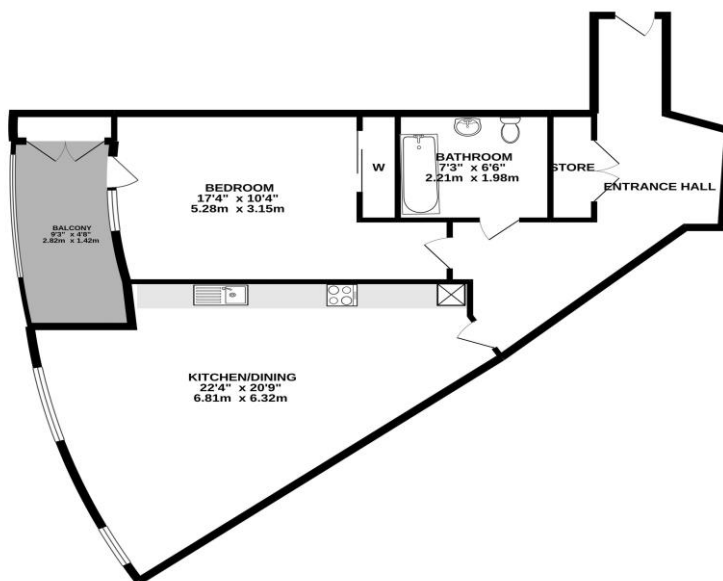
## LOCATION FACTS

Superbly located in the heart of the town centre adjacent to the Eden Shopping Centre and a short walk from frequent Heathrow buses. An extensive range of facilities is 'on the doorstep' and 26 minute London Marylebone trains are an easy walk. The 50 acre Rye park is walkable and junction 4 of the M40 is less than 5 minutes drive.

## DIRECTIONS

Located on Suffield Road in the heart of the town centre opposite close to The Eden Centre, Wycombe Hospital and ten minutes walk from the railway station, postcode for your sat nav HP11 2FR

GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 517sq.ft. (48.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The architect, designer and applicable contract have not been tested and no guarantee can be made as to their accuracy or efficiency and no claim can be made.

