

Connells

Newland Gate Lilys Walk
HIGH WYCOMBE

Newland Gate Lilys Walk
HIGH WYCOMBE HP11 2FZ

for sale
£335,000







Property Description

One of the largest two-bedroom apartments within this modern development, this beautifully presented fourth-floor corner apartment enjoys a sought-after south-facing position with windows on three sides, creating a bright and spacious home filled with natural light.

Built only five years ago, the apartment offers contemporary, energy-efficient living with generous proportions and a practical layout, making it ideal for first-time buyers, professionals, commuters and investors alike.

The welcoming entrance hall leads into a spacious open-plan kitchen, dining and living area, providing an excellent space for everyday living and entertaining. Large windows and the corner aspect create a bright, airy feel, while the private balcony provides valuable outdoor space.

There are two generous double bedrooms, with built-in storage in the second bedroom and additional hallway storage. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second bedroom is equally suited as a guest room, home office or additional bedroom. A stylish family bathroom completes the accommodation.

The apartment also benefits from a Mechanical Ventilation with Heat Recovery (MVHR) system, providing fresh, filtered air throughout the home while enhancing comfort and energy efficiency.

Further benefits include an allocated parking space, lift access to all floors, communal gardens and a long lease of approximately 146 years.

Location

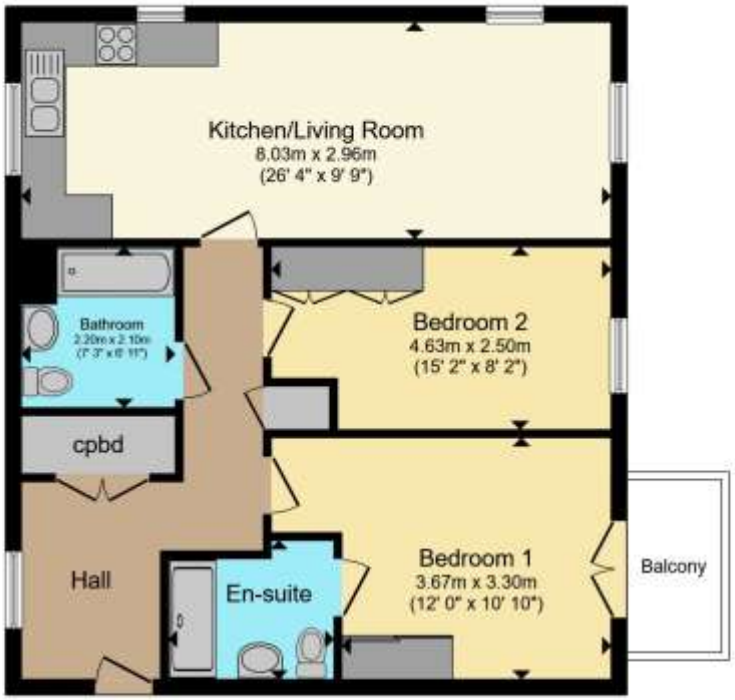
Ideally located in the heart of High Wycombe, the apartment is within a five-minute walk of a wide range of shops, restaurants, cafés and leisure facilities. The Eden Shopping Centre is close by, while High Wycombe railway station is approximately 0.3 miles away, providing excellent transport links, including services to London Marylebone.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Fourth Floor

Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: C

Service Charge: 1266.94

Ground Rent: 330.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313751

This is a Leasehold property with details as follows; Term of Lease 155 years from 30 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.