

CRENDON HOUSE
Est. 1971

16 Sumner House, Mendy Street, High Wycombe, Buckinghamshire, HP11 2FF

£155,000 - Leasehold

Offered to the market with no onward chain, this beautifully presented first floor apartment provides stylish, low-maintenance living in a highly convenient High Wycombe town centre location. With gated under croft parking and secure video buzzer entry system to the building, lift access and a well-designed layout, the property would make an excellent first home or attractive investment opportunity. The accommodation begins with a welcoming entrance hall leading to a generous double bedroom, complete with a modern en-suite shower room. The heart of the apartment is the impressive open-plan kitchen and living space, featuring a fully integrated kitchen with appliances included, attractive wooden flooring and dual-aspect windows which create a bright and airy environment throughout. Further benefits include double glazing, secure gated under croft parking and lift access. With the town centre's shops, restaurants, amenities and excellent transport links all close at hand, this is a superb opportunity for those seeking convenience without compromising on presentation or practicality.

No chain, excellent location and ready to move straight into, an ideal first home or investment property. This properties position in the building with its corner dual aspect plot make it very light and bright and stand out from many other properties in the building, EPC: D Council Tax Band: B

Location: High Wycombe is a vibrant Buckinghamshire town set within the beautiful Chiltern Hills, offering an excellent balance of town-centre convenience and easy access to the surrounding countryside. The town provides a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities, with the town centre all within easy reach of the property. For commuters, High Wycombe railway station provides regular services to London Marylebone, with onward connections across London from the capital. The town also benefits from excellent road links, including easy access to the M40, providing convenient connections towards London, Oxford and Birmingham. Families are well catered for, with a variety of primary and secondary schools available within High Wycombe and the surrounding area, alongside further and higher education facilities including Buckinghamshire New University. Despite its convenient urban setting, the town is surrounded by the rolling countryside of the Chiltern Hills, providing an abundance of opportunities for walking, cycling and enjoying the outdoors. The nearby Chiltern villages and countryside offer a particularly appealing contrast to the lively town centre, while attractions such as West Wycombe Park and the wider Chiltern landscape are easily accessible. With its combination of excellent transport links, local amenities, schooling and beautiful surrounding countryside, High Wycombe is a popular choice for commuters, first-time buyers and those looking for a well-connected Buckinghamshire base.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.











No Chain

Double Aspect Apartment

Beautifully Presented Throughout

Fully Integrated Kitchen with Appliances Included

Wooden Flooring

Very Central Town Location

Secure Video Entry System to Building

Double Glazed and Lots Of Natural Light

Council Tax Band: B
EPC Rating: D

Crendon House – Wooburn Green

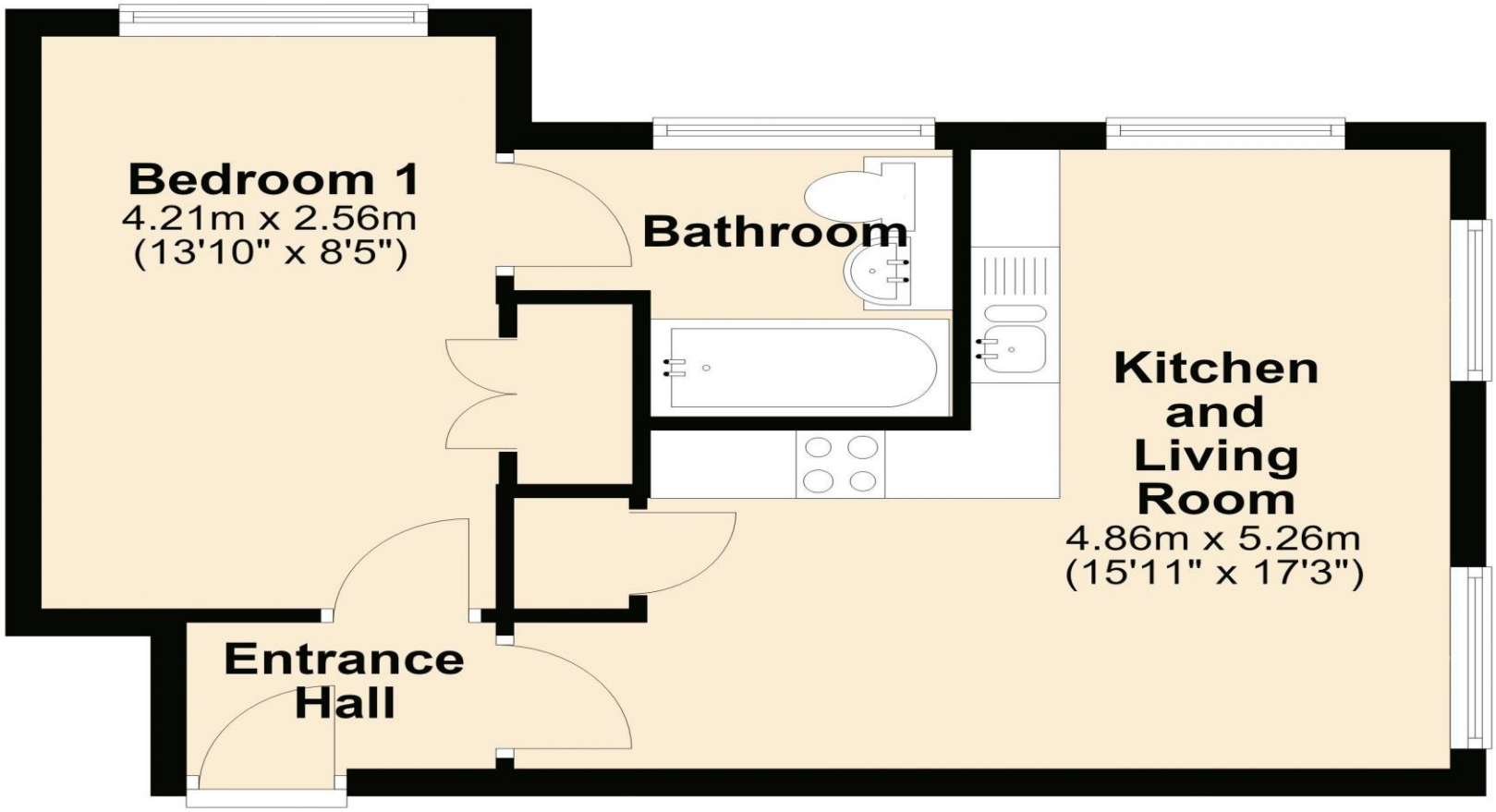
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First Floor



Total area: approx. 37.2 sq. metres (400.6 sq. feet)

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Please Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.