Connells

Uplyme House Amersham Road
High Wycombe

Uplyme House Amersham Road
High Wycombe HP13 6QS

for sale
£290,000

Property Description

Elevated above beautifully landscaped, tree-lined grounds, this stunning top-floor luxury apartment offers the perfect blend of style, comfort, and convenience. Flooded with natural light, the spacious open-plan living, dining, and kitchen area creates an inviting space for both relaxing and entertaining—enhanced by direct access to a private balcony with delightful views over the communal gardens. The property boasts two generously sized bedrooms and a contemporary bathroom; all finished to an excellent standard throughout.

Residents benefit from private parking, secure entry, and attractive communal gardens, while the development itself enjoys an enviable setting backing onto the Royal Grammar School playing fields, providing a peaceful and picturesque backdrop. With approximately 120 years remaining on the lease, this home offers long-term peace of mind.

Perfectly positioned for commuters, the apartment sits just 0.8 miles from High Wycombe mainline station, with regular fast services to London Marylebone. High Wycombe's vibrant town centre is also within easy reach, offering an excellent range of shops, restaurants, and leisure facilities. Stylish, convenient, and beautifully located—this is modern living at its finest.

Entrance Hall

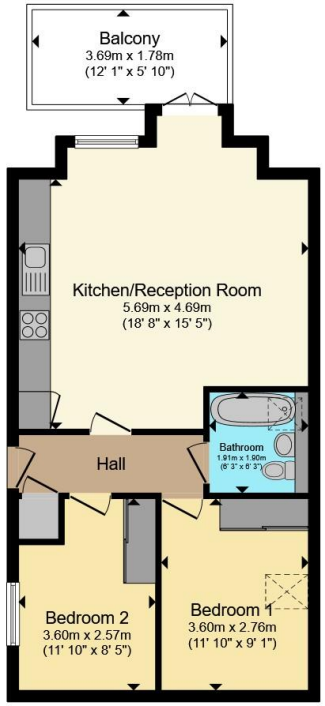
Kitchen / Reception Room
18' 8" max x 15' 5" max (5.69m max x 4.70m max)

Bedroom One
11' 10" max x 9' 1" max (3.61m max x 2.77m max)

Bedroom Two
11' 10" max x 8' 5" max (3.61m max x 2.57m max)

Bathroom
6' 3" max x 6' 3" max (1.91m max x 1.91m max)

Balcony
12' 1" max x 5' 10" max (3.68m max x 1.78m max)



Floor Plan

Total floor area 55.0 m² (591 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

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To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: B

Council Tax Band: C

Service Charge: 800.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC311979

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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