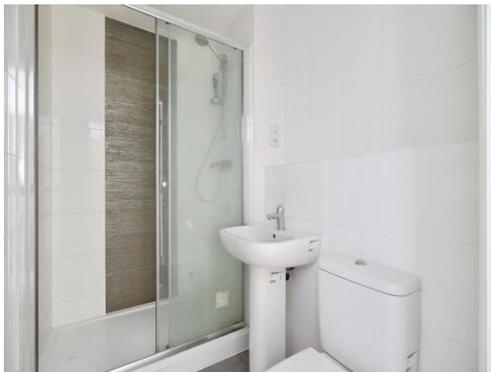




Connells

Birch House Leigh Street
High Wycombe



Property Description

Located on the desirable west side of High Wycombe town centre, this beautifully presented second floor apartment offers a perfect blend of character and contemporary living. Set within a unique development that combines Victorian industrial architecture with boutique warehouse-style design, the property benefits from high ceilings and large windows that flood the space with natural light.

Upon entering, you're welcomed by a spacious entrance hall with built-in storage. The apartment features a generous double bedroom, a modern bathroom complete with shower, WC, and wash hand basin, and a bright open-plan living room and kitchen. The kitchen is fitted with integrated appliances, ideal for both everyday convenience and entertaining.

Additional highlights include lift access to all floors and a location just one mile from High Wycombe's mainline railway station, offering regular services to London Marylebone and Oxford.

This apartment is perfect for professionals, first-time buyers, or investors seeking stylish accommodation in a prime location.

Kitchen

14' 9" max x 14' 5" max (4.50m max x 4.39m max)

Bedroom

8' 7" max x 8' 2" max (2.62m max x 2.49m max)

Bathroom

4' 9" max x 9' 5" max (1.45m max x 2.87m max)

Agents Note:

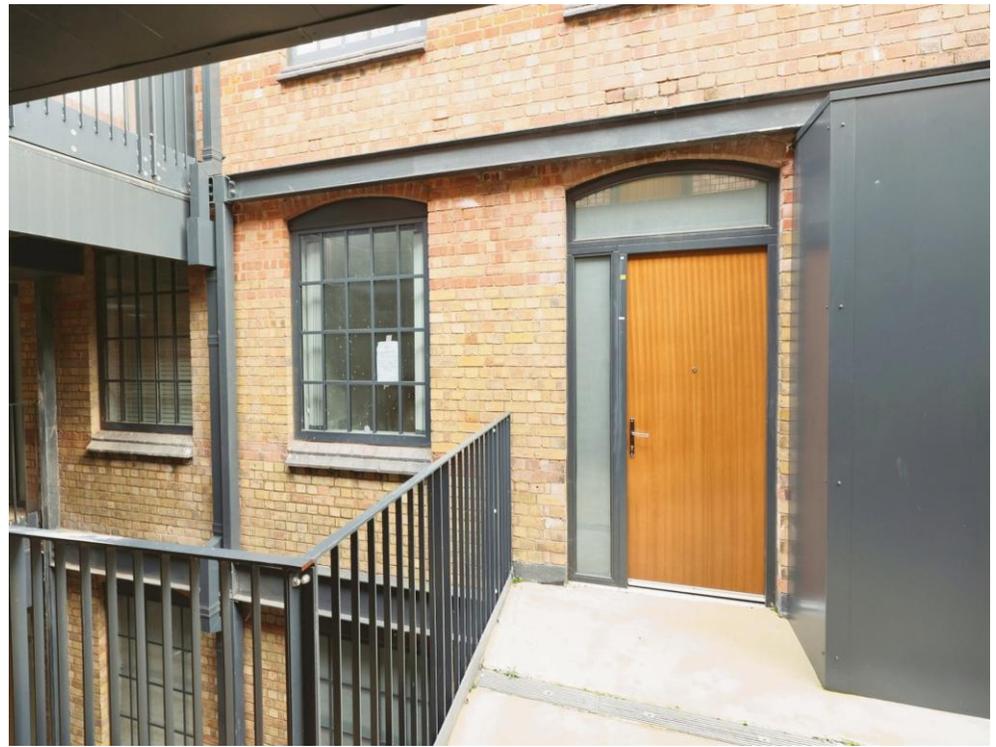
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

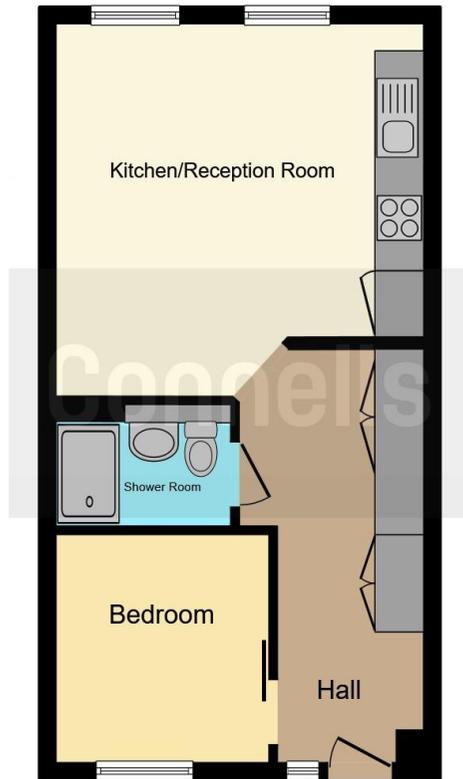
Agents Note:

Please note that this property is being sold as seen. We are currently waiting for details with regards to the current service charge and ground rent amounts.

Agents Note:

We have been advised that this property is being sold as staircasing to 100% ownership.





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.focalagent.com

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: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313323

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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