



Connells

Birch House Leigh Street
High Wycombe



Property Description

Situated on the sought-after west side of High Wycombe town centre, this stylish second-floor apartment combines period charm with modern design. Part of a distinctive development that blends Victorian industrial heritage with contemporary warehouse-inspired interiors, the property boasts soaring ceilings and expansive windows that fill the space with natural light.

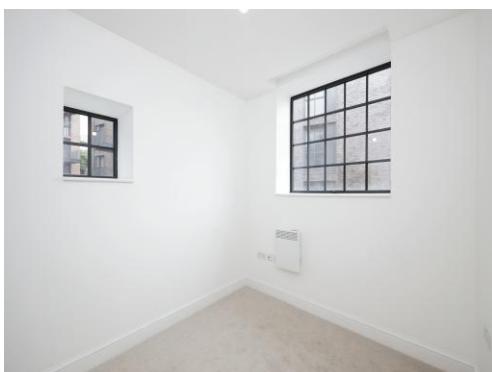
Step inside to a welcoming entrance hall complete with built-in storage. The layout includes a spacious double bedroom, a sleek bathroom featuring a shower, WC, and wash basin, and an impressive open-plan living area with a well-appointed kitchen. The kitchen comes fitted with integrated appliances, perfect for everyday living and entertaining.

Additional benefits include lift access throughout the building and a prime location just one mile from High Wycombe's mainline station, offering frequent connections to London Marylebone and Oxford.

Ideal for professionals, first-time buyers, or investors, this apartment delivers stylish, low maintenance living in a highly desirable setting.

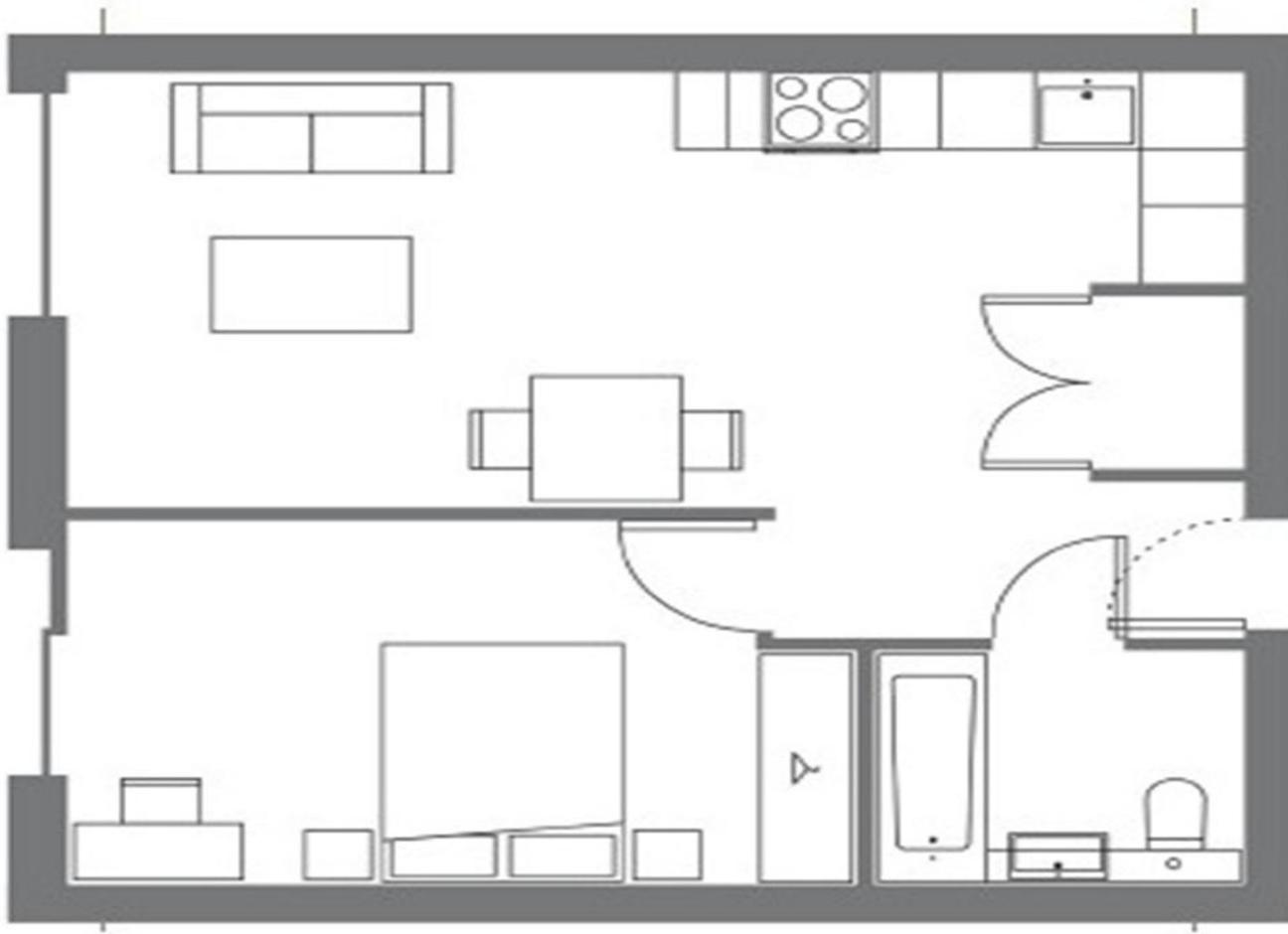
Rental Income

We have been advised by the current owners that the property is currently earning a rental income of £1,000 per month.



Please note: Photos and floorplan are indicative only.





To view this property please contact Connells on

T 01494 534 822
E highwaycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
 Band: B

Service Charge: 600.00 Ground Rent:
 200.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WYC313384\]\(http://www.connells.co.uk/Property/WYC313384\)](http://www.connells.co.uk/Property/WYC313384)

This is a Leasehold property with details as follows; Term of Lease 250 years from 31 Jan 2020. 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.

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