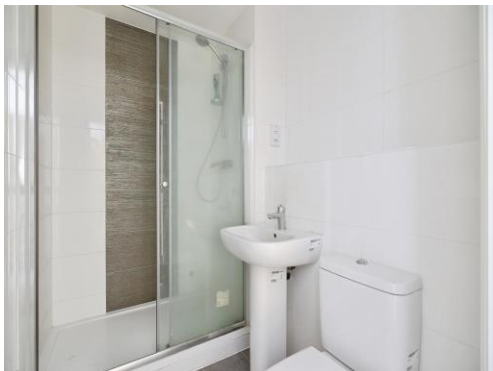




**Connells**

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 an excellent blend of character and contemporary living. Set within a distinctive development combining Victorian industrial architecture with boutique warehouse-style design, the apartment benefits from high ceilings and large windows that fill the space with natural light.

The accommodation begins with a welcoming entrance hall featuring built-in storage. There is a generous double bedroom, a sleek modern bathroom fitted with a shower, WC and wash hand basin, and a bright open-plan living and kitchen area—ideal for both relaxing and entertaining. The kitchen is well equipped with integrated appliances, providing everyday practicality with a stylish finish.

Further benefits include lift access to all floors and a convenient location approximately one mile from High Wycombe's mainline railway station, offering regular services to London Marylebone and Oxford.

This apartment is perfectly suited to professionals, first-time buyers, or investors seeking distinctive, well-located accommodation in a prime setting.

### 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:

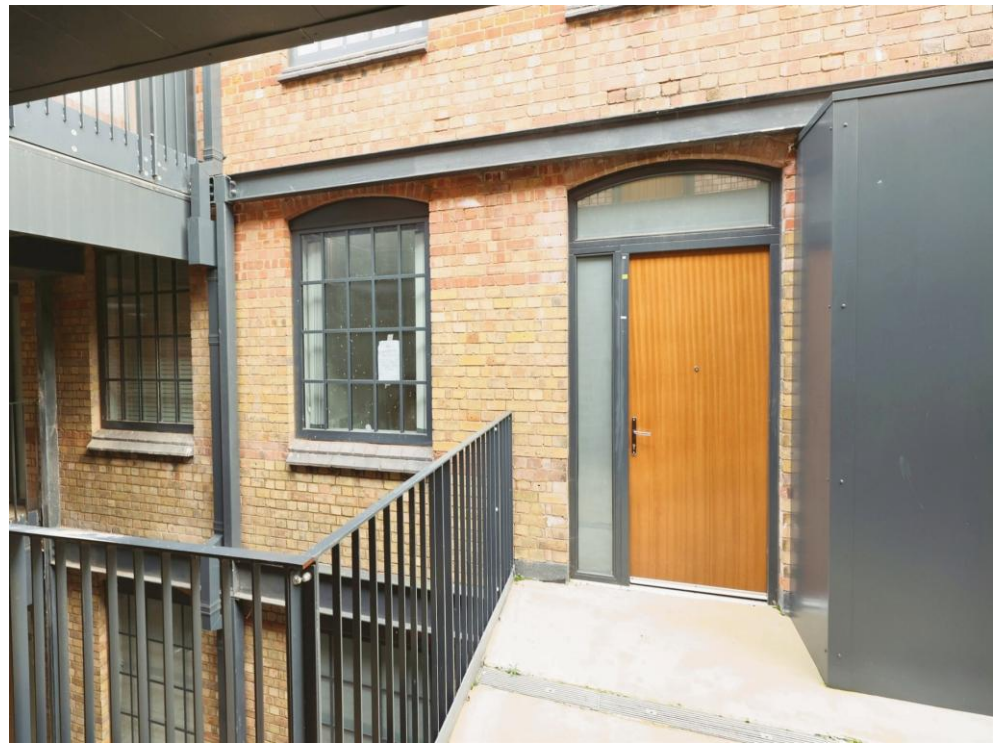
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

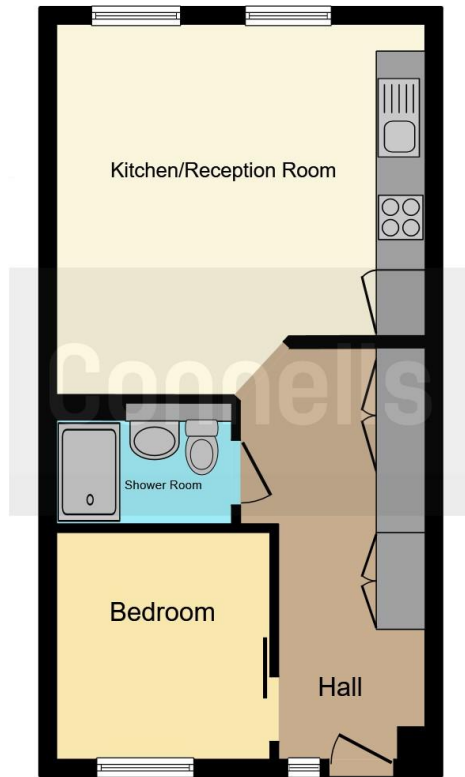
### Agents Note:

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

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](http://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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Property Ref: WYC313323 - 0012