



4 Loakes House Rutland Street, High Wycombe

£350,000



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High Wycombe

An impressive split level apartment in this stunning converted Georgian Grade II Listed house. The property is quietly situated within a short walk of the town centre. Entrance hall, Sitting room with wood burner, Kitchen, Dressing room/Study, Galleried bedroom, Two further bedrooms, Two bathrooms, Electric heating, Communal gardens, Two allocated parking spaces. NEW 999 year lease to be granted and share of Freehold. NO CHAIN.

Council Tax band: D

Tenure: Share of Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard, storage heater, security entryphone

Sitting room

A stunning room with bay window to side, multi fuel burner, two storage heaters, feature fireplace, ceiling rose, ornate coving

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in fridge/freezer, built in dishwasher, fitted four ring Neff induction hob with extractor over, built in Miele oven, built in Miele microwave, space for table, electric heater, wood block flooring, ceiling rose, walk in larder cupboard with space and plumbing for washing machine and space for appliances, storage heater, windows to front and side





Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, fitted mirror, tiled walls

Dressing room/Study

Storage heater, airing cupboard housing foam clad hot water cylinder and shelved storage, stairs to galleried Bedroom, windows to side and rear

Galleried Bedroom 1

Electric heater, window to front

First floor

Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 2

Range of built in wardrobes, electric heater, window to front

Bedroom 3

Electric heater, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, window to side

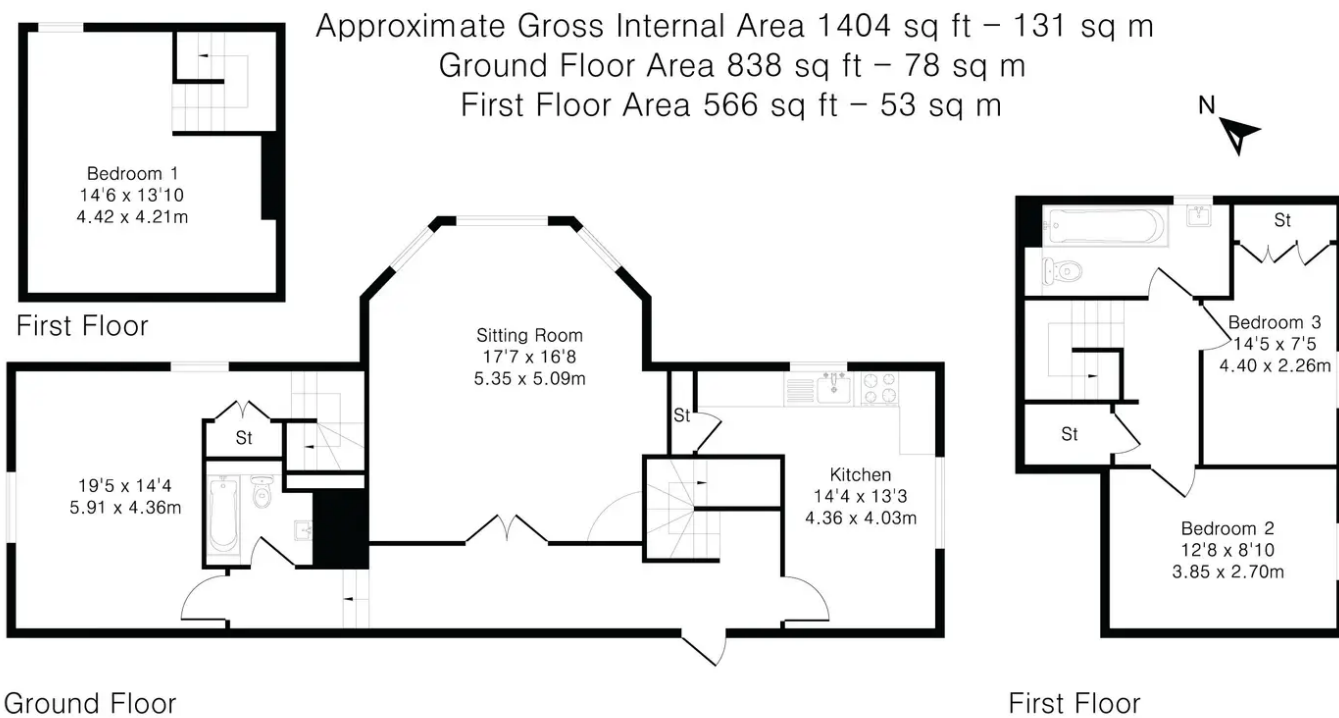
Communal gardens

Communal gardens to the side and rear of the property

Parking

There are two allocated parking spaces and a further visitors parking area





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