



Brambleside High Wycombe HP11 1LQ



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**Offers over £250,000**

A rare opportunity to acquire a share-of-freehold two-bedroom apartment, ideally positioned within a small, well-maintained development on the east side of High Wycombe town centre.

## Description

The property is accessed via a welcoming central hallway, with the principal bedroom located to the front and benefitting from fitted wardrobes. The hallway continues to provide access to the second bedroom, a modern family bathroom, a separate contemporary kitchen, and a spacious reception room.

The reception room spans the full width of the apartment and enjoys direct access to a large private balcony, creating an excellent space for both relaxation and entertaining.

Additional features include newly laid carpets and flooring, gas central heating with new radiators, UPVC double glazing, intelligent lighting throughout, residents' parking, and the added benefit of a share of the freehold.

## Situation

Brambleside is a well-regarded residential location situated on the east side of High Wycombe, offering a convenient balance of town-centre access and established suburban living. The area is popular with professionals, first-time buyers, and downsizers alike due to its proximity to local amenities and excellent transport links.

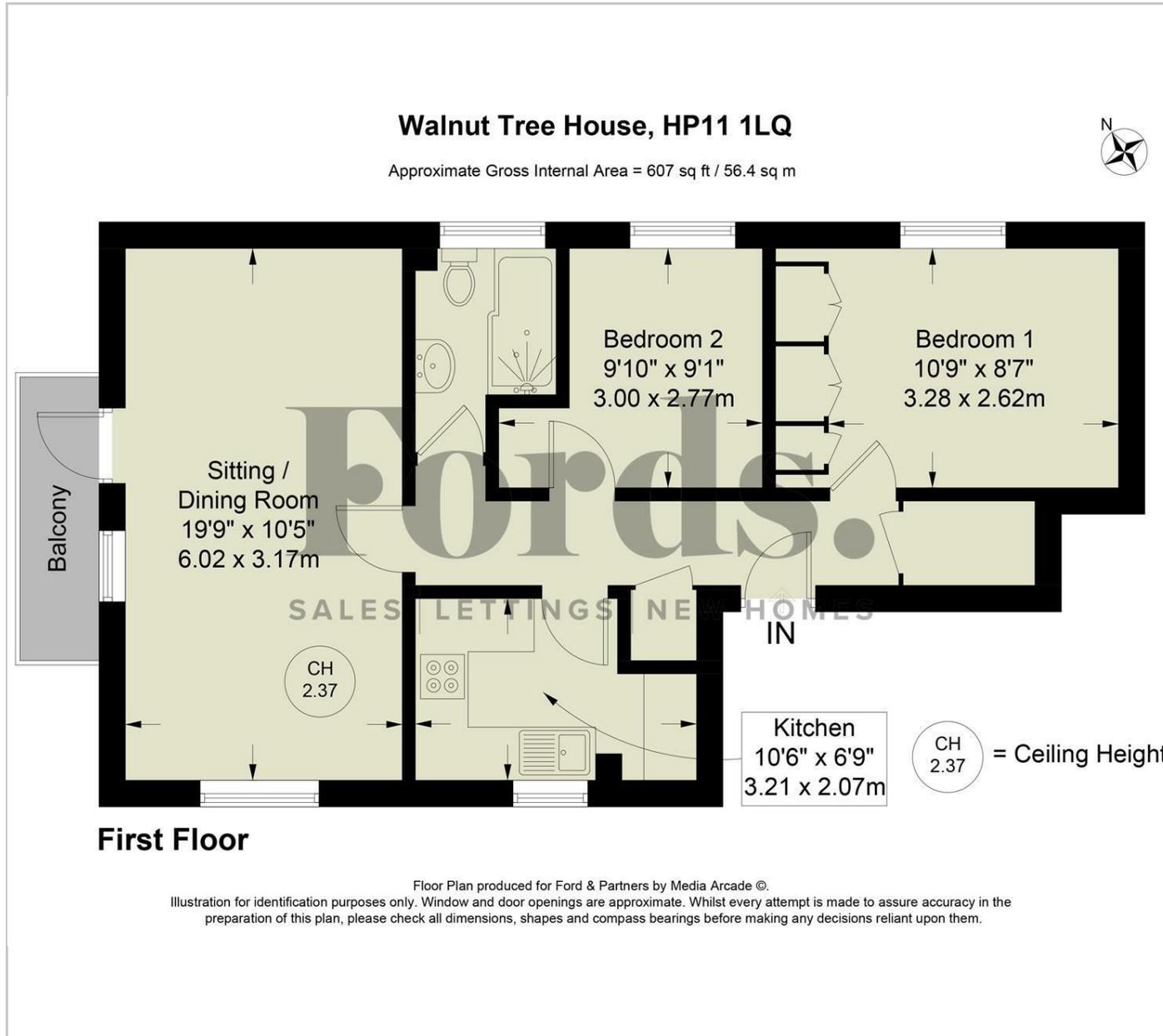
High Wycombe town centre is within easy reach, providing a wide range of shopping, leisure, and dining options, including the Eden Shopping Centre, supermarkets, cafes, and restaurants. The area also benefits from nearby green spaces and scenic Chiltern countryside, ideal for walking and outdoor activities.

For commuters, High Wycombe railway station offers direct services to London Marylebone, while road links via the A40 and M40 provide straightforward access to London, Oxford, and the wider South East.

The location is further supported by a selection of well-regarded local schools, healthcare facilities, and everyday conveniences, making Brambleside a practical and desirable place to live.



# Floor Plans



# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	