



Flat 7, The Residence Wycombe Road, Saunderton

£335,000

High Wycombe

Flat 7

The Residence Wycombe Road, High Wycombe

Stylish ground floor two bedroom apartment in The Residence, Saunderton. South-facing, modern design, en suite, gym, landscaped grounds, and just 0.1 miles from the station.

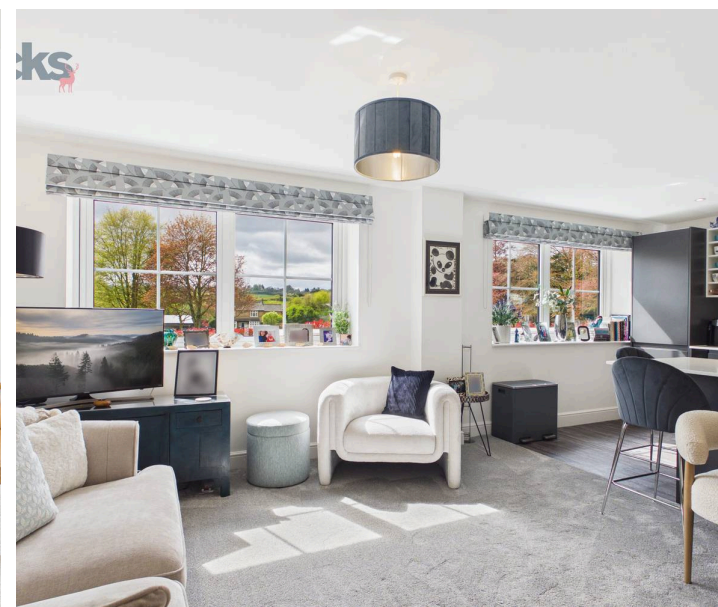
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully presented two bedroom ground floor apartment within the iconic Residence development.
- Desirable south-facing aspect with uninterrupted views across the landscaped front lawns.
- Generous open plan kitchen, living and dining space, ideal for both everyday living and entertaining.
- Contemporary kitchen fitted with high quality Bosch appliances, sleek cabinetry and quartz worktops.
- Principal bedroom suite with well-proportioned layout and stylish en suite shower room.
- Second double bedroom offering flexibility for guests, home working or additional living space.
- One allocated parking space and a long lease of approximately 245 years.





Description:

Positioned on the ground floor of the iconic Residence building in Saunderton, this beautifully presented two bedroom apartment offers an exceptional balance of light, space and modern design. With a desirable south-facing aspect across the manicured front lawns, the apartment enjoys an abundance of natural light throughout the day, creating a bright and uplifting living environment.

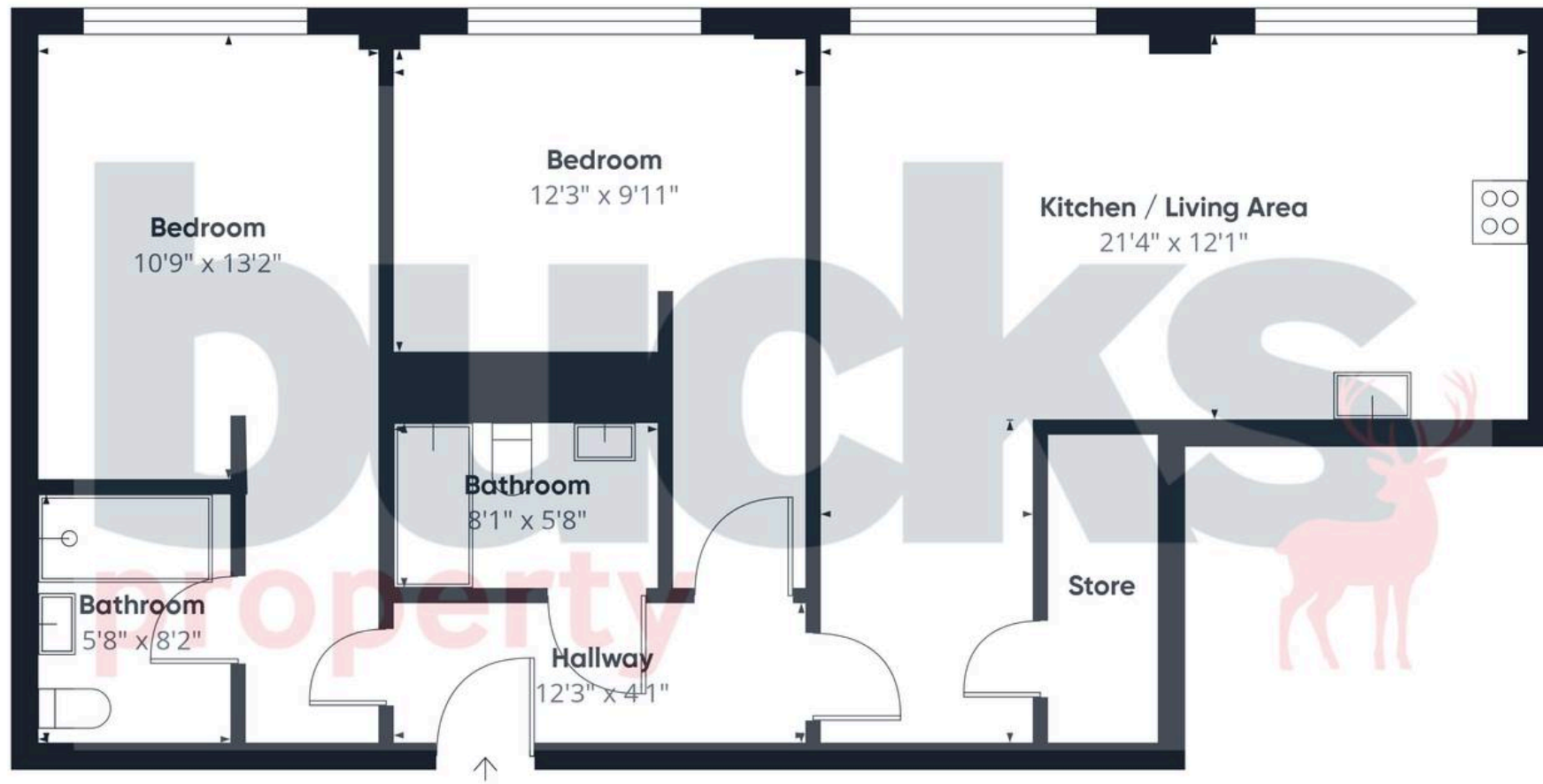
The accommodation has been thoughtfully enhanced by the current owner, most notably with upgraded flooring that runs seamlessly throughout, adding a sense of continuity and quality from the moment you enter. A generous entrance hall provides access to all principal rooms and incorporates excellent built-in storage, ensuring the home remains as practical as it is stylish.

At the heart of the apartment lies the impressive open plan kitchen, living and dining space. Designed with both everyday living and entertaining in mind, this room is beautifully proportioned and flooded with natural light from its south-facing outlook. The contemporary kitchen is fitted with high quality Bosch appliances, sleek cabinetry and quartz worktops, delivering a clean and sophisticated finish. The layout allows for clearly defined living and dining areas, creating a highly functional and versatile space.

The principal bedroom is particularly well proportioned and benefits from a stylish en suite shower room, finished with modern fittings and elegant tiling. The second bedroom is equally well presented and offers flexibility as a guest room, home office or additional living space. A separate main bathroom serves the apartment, finished to the same high standard with a calm, contemporary feel.

Overall, this is a wonderfully balanced apartment, combining strong proportions, excellent natural light and thoughtful upgrades, all within a highly regarded development.





Approximate total area⁽¹⁾
848 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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