



Connells

Lingfield Close
High Wycombe



Property Description

Situated on the ever-popular east side of town, this beautifully presented top-floor apartment offers a superb combination of modern living and everyday convenience. With an impressive 153 years remaining on the lease, it presents an excellent opportunity for a wide range of buyers.

The property welcomes you with a spacious entrance hall, leading into a bright and airy dual-aspect living room—perfect for both relaxing and entertaining. The contemporary kitchen is thoughtfully designed, featuring sleek wall and base units that provide ample storage along with space for appliances.

The principal bedroom includes fitted wardrobes, offering excellent built-in storage, while the second bedroom is generously proportioned and highly versatile—ideal as a guest room, home office, or additional living space. A modern bathroom completes the accommodation, fitted with a shower over bath, WC, and wash basin.

Outside, the property further benefits from allocated parking, adding to its overall convenience.

Ideally located for commuters, the apartment provides easy access to the M40 and sits between High Wycombe and Loudwater. A variety of local amenities are within close reach, including shops, green spaces, scenic walking routes, and well-regarded schools.

This is an ideal purchase for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Entrance Hall

Reception Room

16' max x 12' 4" max (4.88m max x 3.76m max)

Kitchen

8' 5" max x 7' 5" max (2.57m max x 2.26m max)

Bedroom One

9' 4" max x 8' 9" max (2.84m max x 2.67m max)

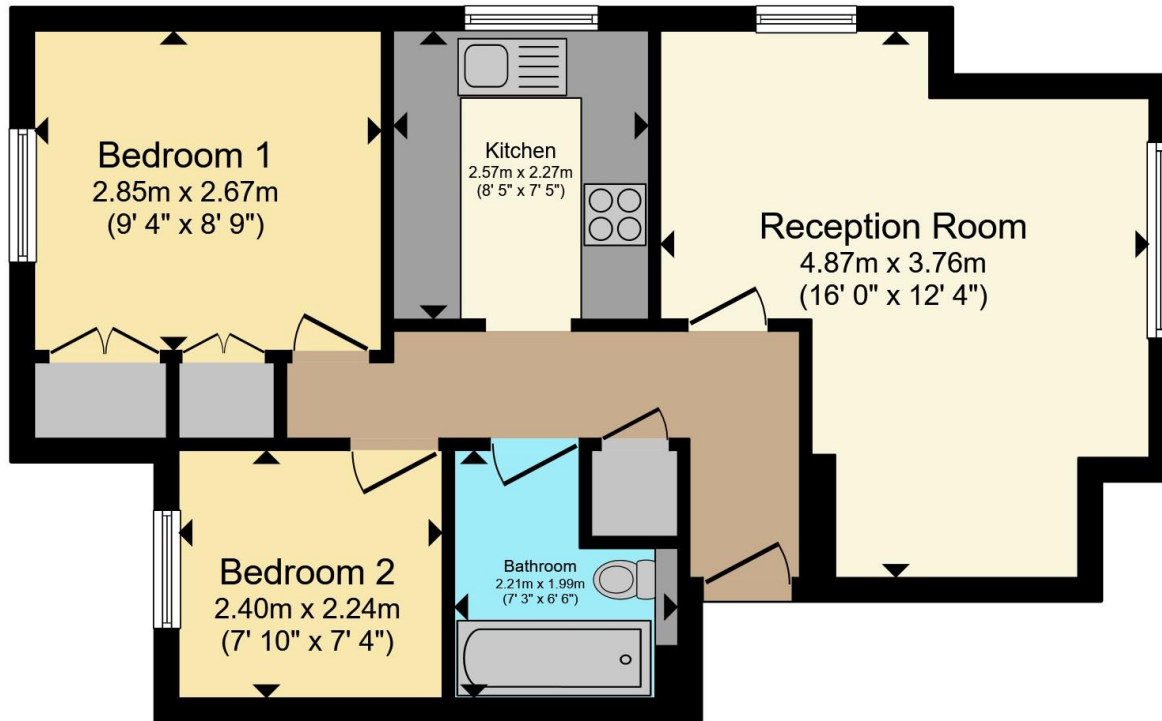
Bedroom Two

7' 10" max x 7' 4" max (2.39m max x 2.24m max)

Bathroom

7' 3" max x 6' 6" max (2.21m max x 1.98m max)





Total floor area 49.5 m² (533 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: C

Service Charge: 1560.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313502

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. 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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Property Ref: WYC313502 - 0010