



14 Rutland Lodge Rutland Street, High Wycombe

High Wycombe

£220,000

## 14 Rutland Lodge Rutland Street

High Wycombe, High Wycombe

Top floor apartment in central High Wycombe with balcony, secure parking, modern kitchen, built-in storage, and no onward chain. Ideal for commuters or investors. Estimated 6% rental yield.

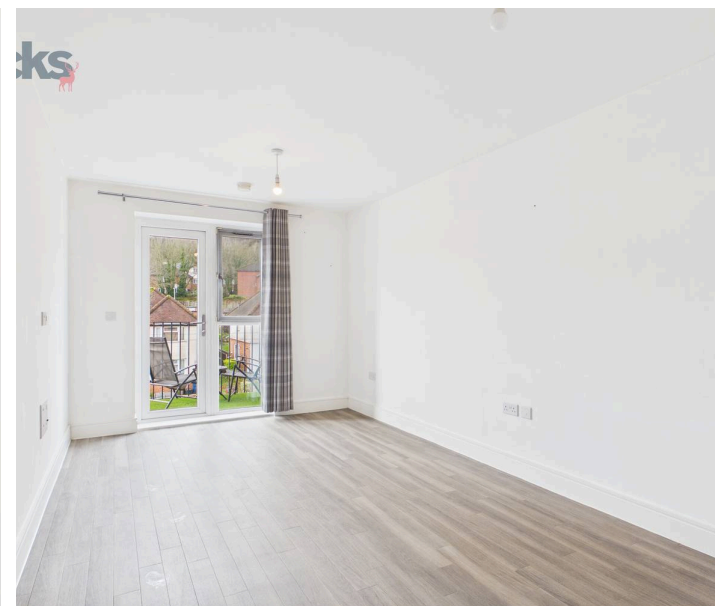
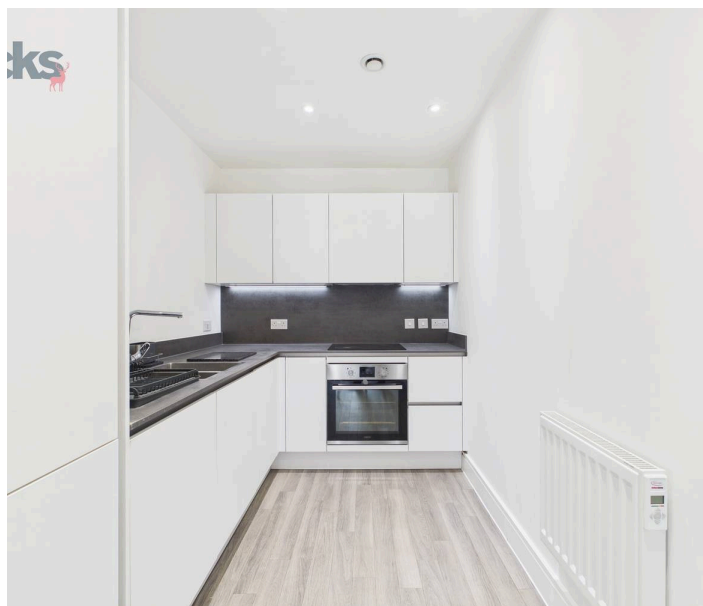
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Top floor position, offering enhanced privacy and elevated views.
- Private balcony accessed via French doors, ideal for morning coffee or evening downtime.
- Contemporary kitchen with integrated appliances, combining style with practicality.
- Generous double bedroom with built-in mirrored wardrobes, maximising light and storage.
- Stylish, modern bathroom finished with quality fittings.
- Spacious entrance hallway creating a strong sense of arrival.
- Secure gated underground parking, providing convenience and peace of mind.
- Video entry system for added security and controlled access.





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Positioned on the top floor of **Rutland Lodge**, this beautifully presented apartment offers a rare combination of space, light and contemporary design, all set within a highly convenient central location.

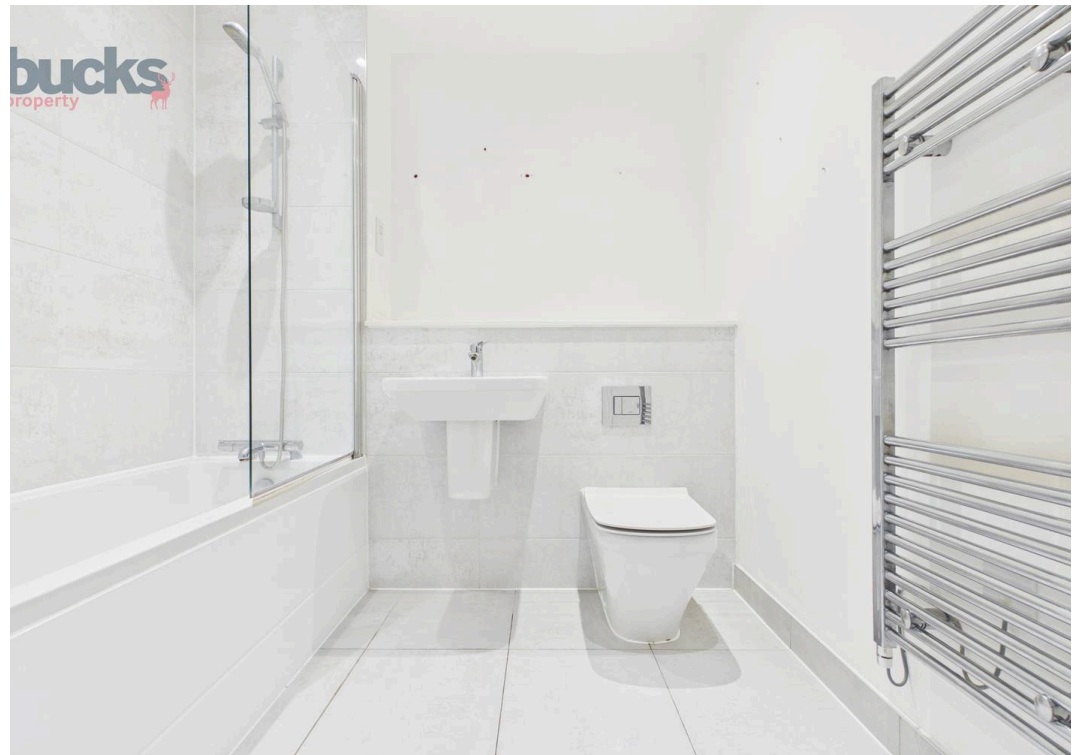
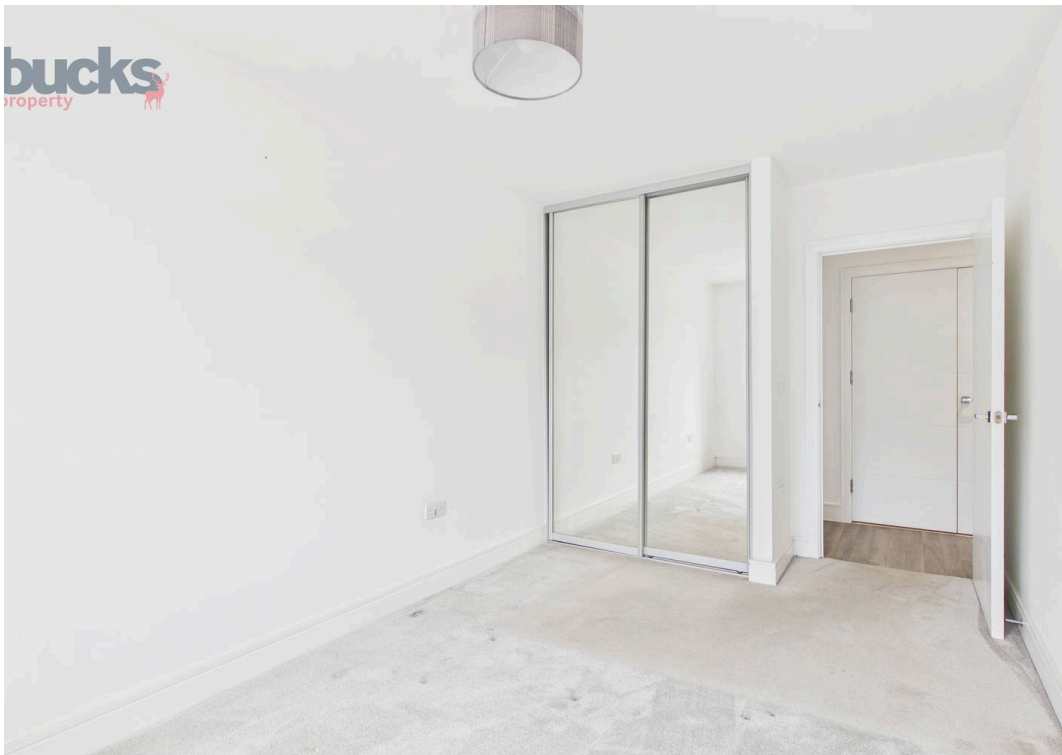
The property has been thoughtfully designed to maximise both natural light and flow. The main living space is bright and welcoming, with French doors opening onto a private balcony, creating a seamless connection between indoor and outdoor living. This is a space that works just as well for quiet evenings as it does for entertaining.

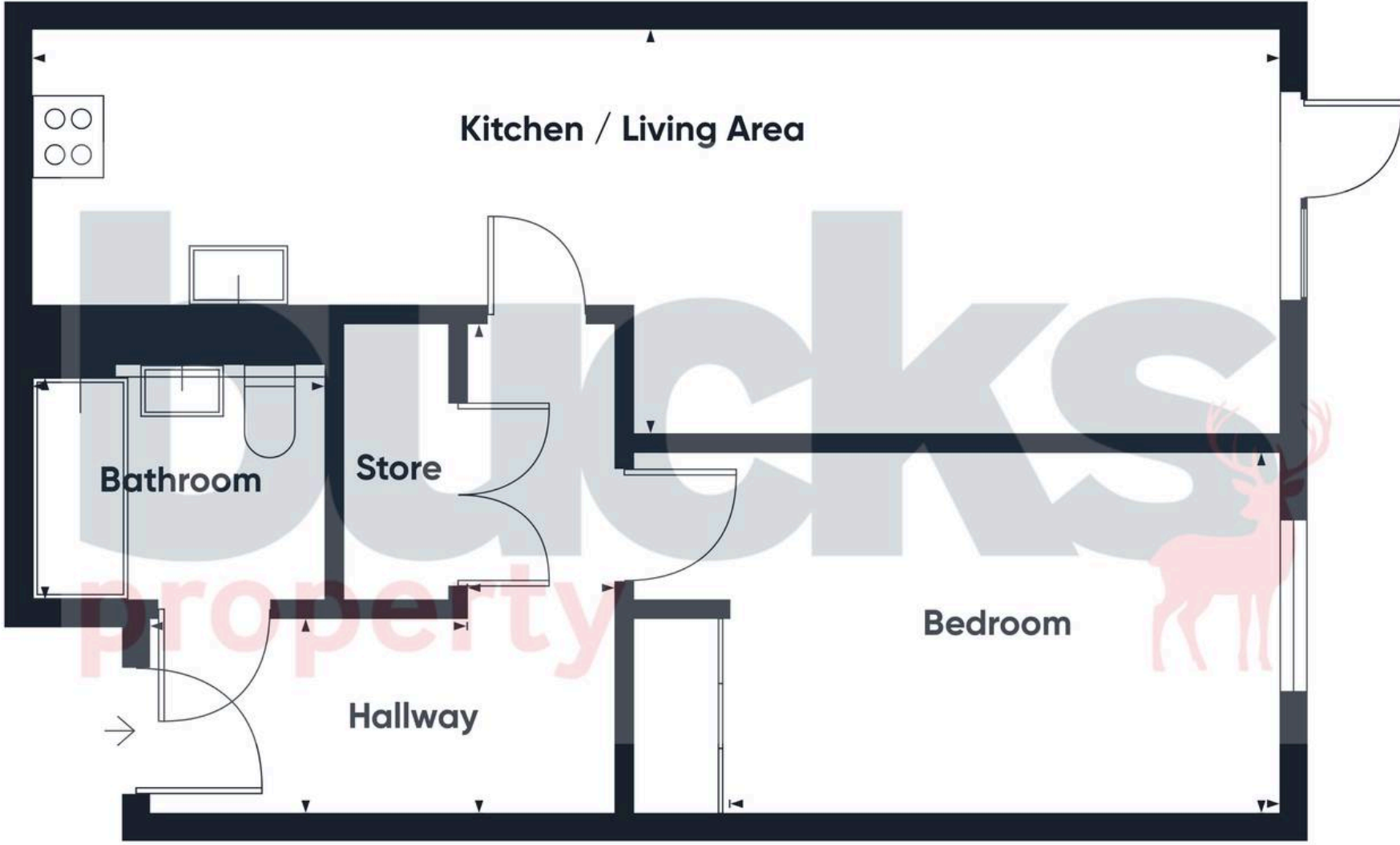
The kitchen sits neatly off the main living area and has been finished in a clean, modern style, complete with integrated appliances and ample storage. It is both practical and visually refined, complementing the overall feel of the home.

The bedroom is a calm and well-proportioned space, featuring built-in mirrored wardrobes which enhance both light and storage. The bathroom is finished to a high standard, with a contemporary suite and quality fittings throughout.

A spacious entrance hallway adds to the overall sense of scale, complemented by a separate utility cupboard providing valuable additional storage and practicality.

The apartment further benefits from secure gated parking beneath the building, along with a video entry system, offering both convenience and peace of mind.





Approximate total area<sup>(1)</sup>  
527 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





## Bucks Property

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