



Connells

Birch House Leigh Street
High Wycombe



Property Description

Located on the highly sought-after west side of High Wycombe, this stylish second-floor apartment beautifully blends period character with modern design. Set within a distinctive development inspired by Victorian industrial heritage, the property features high ceilings and large windows that flood the space with natural light.

The accommodation includes a welcoming entrance hall with built-in storage, a spacious double bedroom, and a sleek bathroom with shower, WC, and wash basin. The standout open-plan living area incorporates a contemporary kitchen fitted with integrated appliances—ideal for both everyday living and entertaining.

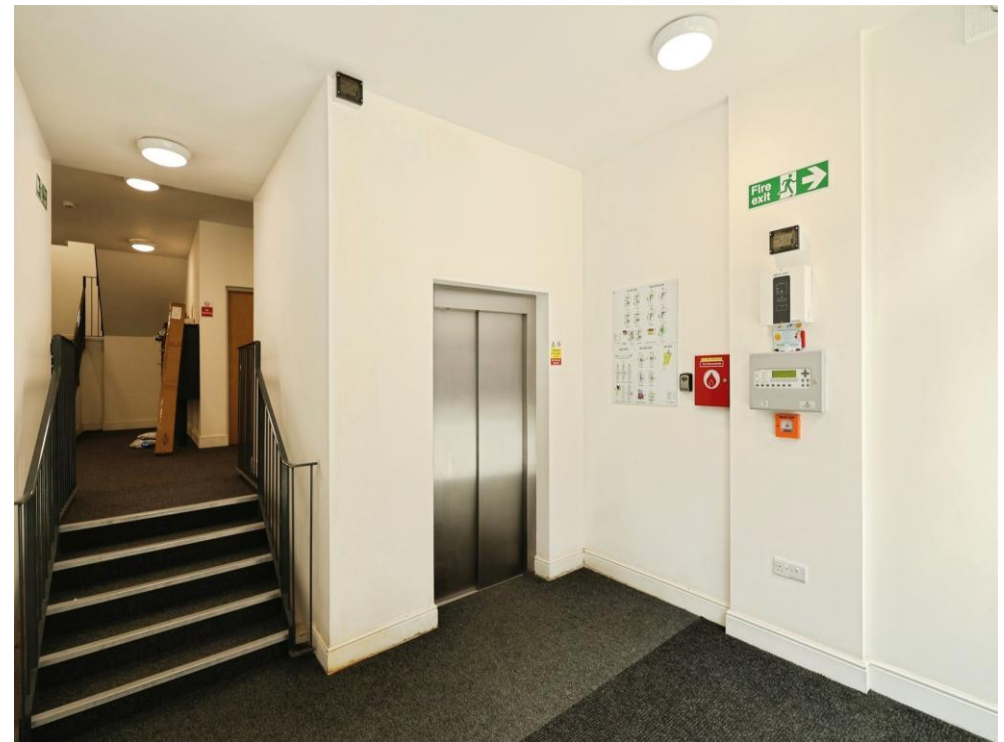
Further benefits include lift access and a prime location approximately one mile from High Wycombe's mainline station, offering direct links to London Marylebone and Oxford. Stylish and low maintenance, this apartment is perfect for professionals, first-time buyers, or investors.

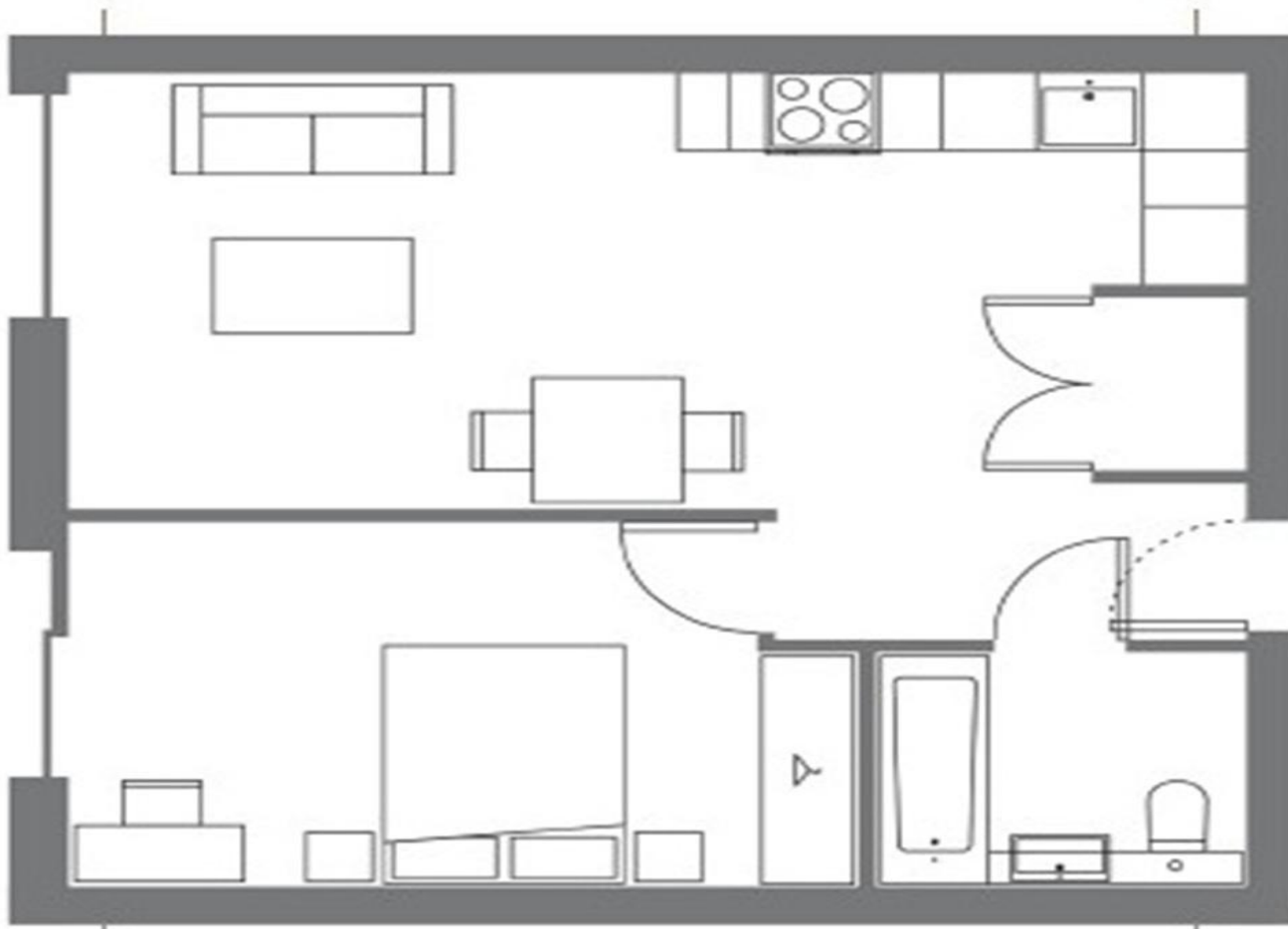
Please note: Photos and floorplan are indicative only.



Rental Income

We have been advised by the current owners that the property is currently earning a rental income of £1,000 per month.





To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
Band: B

Service Charge: 600.00 Ground Rent:
200.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/WYC313384](https://www.connells.co.uk/Property/WYC313384)

This is a Leasehold property with details as follows; Term of Lease 250 years from 31 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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