



**Connells**

Uplyme House Amersham Road  
High Wycombe



### Property Description

Elevated above beautifully landscaped, tree-lined grounds, this stunning top-floor luxury apartment offers the perfect blend of style, comfort, and convenience. Flooded with natural light, the spacious open-plan living, dining, and kitchen area creates an inviting space for both relaxing and entertaining—enhanced by direct access to a private balcony with delightful views over the communal gardens. The property boasts two generously sized bedrooms and a contemporary bathroom, all finished to an excellent standard throughout.

Residents benefit from private parking, secure entry, and attractive communal gardens, while the development itself enjoys an enviable setting backing onto the Royal Grammar School playing fields, providing a peaceful and picturesque backdrop. With approximately 120 years remaining on the lease, this home offers long-term peace of mind.

Perfectly positioned for commuters, the apartment sits just 0.8 miles from High Wycombe mainline station, with regular fast services to London Marylebone. High Wycombe's vibrant town centre is also within easy reach, offering an excellent range of shops, restaurants, and leisure facilities. Stylish, convenient, and beautifully located—this is modern living at its finest.



### Entrance Hall

**Kitchen / Reception Room**  
18' 8" max x 15' 5" max (5.69m max x 4.70m max)

**Bedroom One**  
11' 10" max x 9' 1" max (3.61m max x 2.77m max)

**Bedroom Two**  
11' 10" max x 8' 5" max (3.61m max x 2.57m max)

**Bathroom**  
6' 3" max x 6' 3" max (1.91m max x 1.91m max)

**Balcony**  
12' 1" max x 5' 10" max (3.68m max x 1.78m max)





**Floor Plan**

Total floor area 55.0 m<sup>2</sup> (591 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwaycombe@connells.co.uk](mailto:highwaycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: B  
 Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC311979](http://connells.co.uk/Property/WYC311979)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**



Property Ref: WYC311979 - 0002