



Flat 11, Uplands House Four Ashes Road, Cryers Hill

£435,000



Robertsons

# Flat 11

Uplands House Four Ashes Road, High Wycombe

A beautiful split level apartment in this prestigious development quietly set in 18 acres of stunning landscaped grounds. Entrance hall, Shower room, Sitting room with balcony, High specification Kitchen/Breakfast room with doors to Balcony, Bedroom 1 with dressing room and en suite shower room, Bedroom 2 with en suite Bathroom, Allocated parking, Private garden/patio area, Long lease. NO CHAIN.

Council Tax band: D

Tenure: Leasehold

## Entrance hall

Stairs to first floor, wooden flooring, radiator, down lighters, window to front

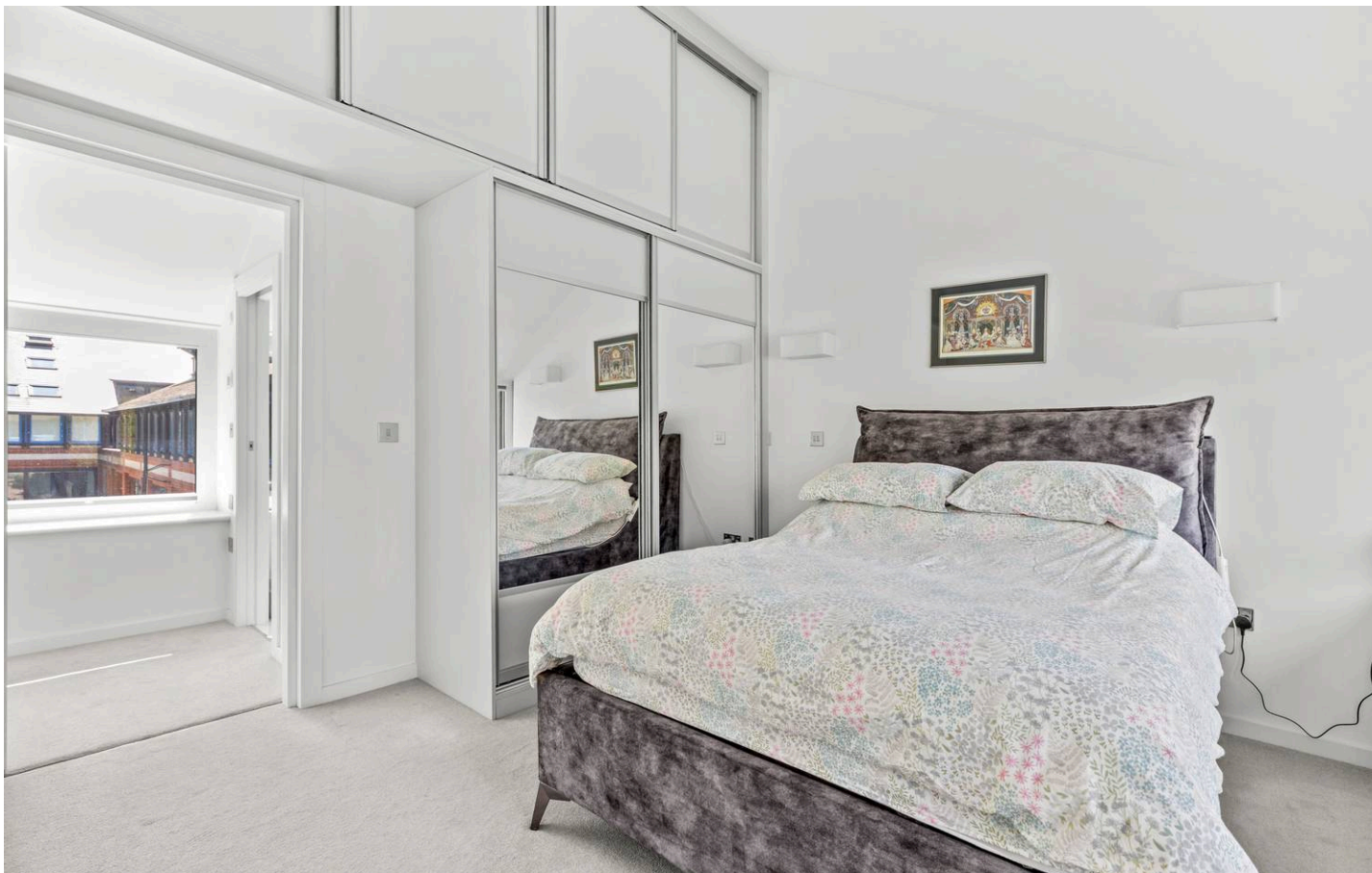
## Shower room

Shower cubicle housing fitted shower cubicle with rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirrored cupboard, heated towel rail, tiled walls, tiled flooring, down lighters

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Bosch oven, fitted four ring Bosch induction hob with extractor over, built in Bosch dishwasher, built in fridge/freezer, central island with storage and seating for two, two radiators, four wall light points, wooden flooring, cupboard housing boiler, space and plumbing for washing machine, fuses and meters, window to front, doors to BALCONY





### **Sitting room**

With doors to BALCONY, four wall light points, wooden flooring, door to Kitchen

### **Landing**

Windows to front and rear

### **Bedroom 1**

With a range of fitted wardrobes and storage over, two wall light points, window to rear

### **Dressing room**

Window to front

### **En suite shower room**

Shower cubicle housing fitted shower cubicle with rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirror, heated towel rail, tiled walls, tiled flooring, window to front

### **Bedroom 2**

Fitted double wardrobe, two wall light points, window to rear

### **En suite Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, rainfall shower over, low level W.C., twin bowl sink unit with mixer tap and cupboards under, heated towel rail, tiled walls, tiled flooring, down lighters, fitted mirror, window to front

### **Garden**

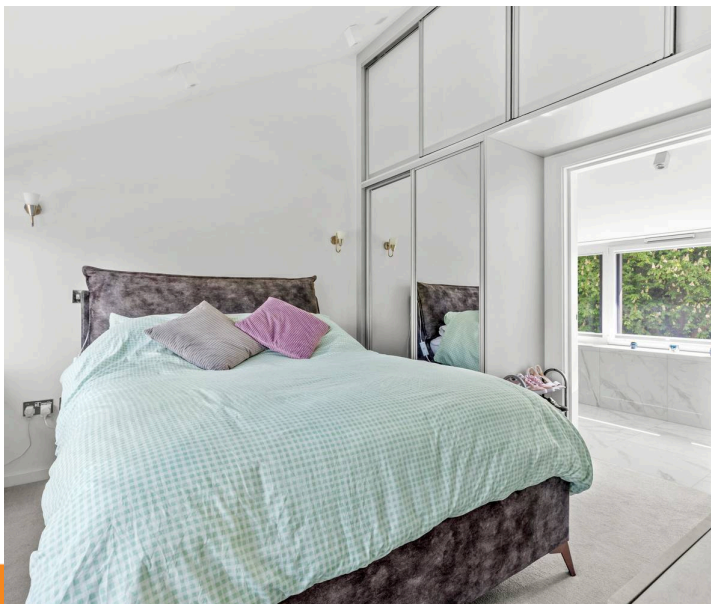
A gravelled area and an area of lawn enclosed by hedging to the front of the property

### **Communal gardens**

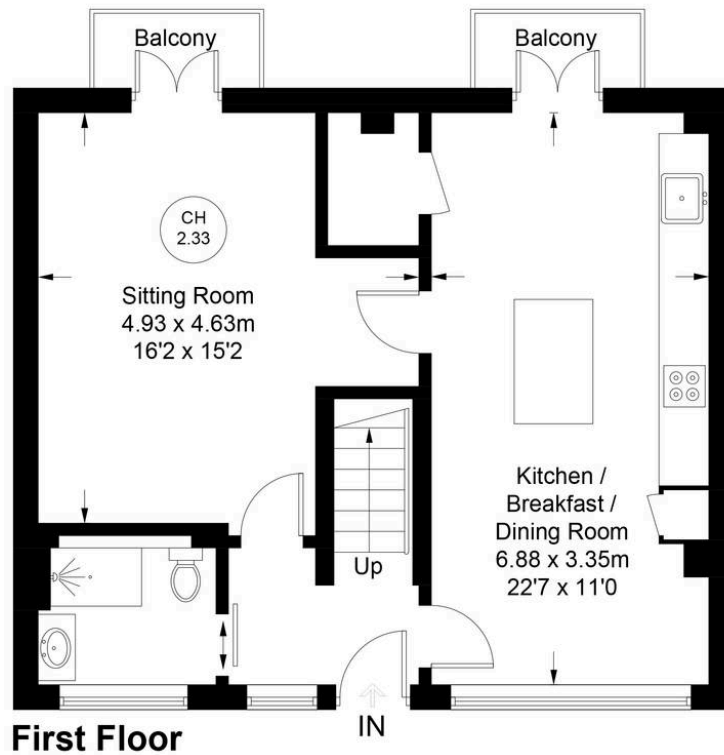
The development is set in beautifully maintained 18 acres of landscaped communal grounds which include lawned areas and woodland

### **Parking**

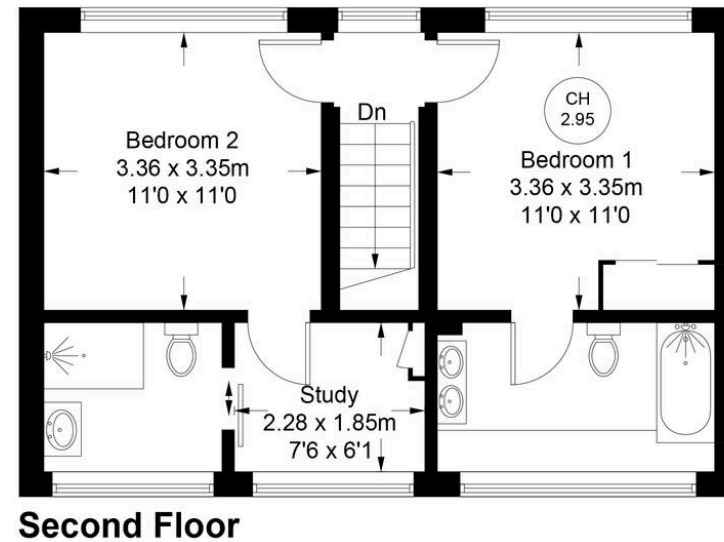
The development is approached by a long driveway via electric gated entrance. There is an allocated parking space opposite the property



Approximate Gross Internal Area  
First Floor = 56.3 sq m / 606 sq ft  
Second Floor = 42.9 sq m / 462 sq ft  
Total = 99.2 sq m / 1068 sq ft



CH 2.33 = Ceiling Height



Floor Plan produced for Robertsons by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Robertsons Estate Agents

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