



Connells

Grange House Grange Drive
High Wycombe

Grange House Grange Drive
High Wycombe HP13 5GQ

for sale offers in excess of
£260,000



Property Description

Situated on the highly sought-after Grange Drive, this well-presented, chain-free leasehold apartment presents an excellent opportunity for first-time buyers, downsizers, and investors alike. Benefitting from a 109-year lease, the property offers both long-term security and peace of mind. Occupying the top floor of a small, low-density development and shared with just one neighbouring apartment on the same level, it enjoys a rare sense of privacy and exclusivity.

Ideally positioned in a popular residential area of High Wycombe, the property provides convenient access to a range of local amenities, reputable schools, and excellent transport connections. High Wycombe town centre and mainline railway station are both within easy reach, offering extensive shopping, dining, leisure facilities, and direct services to London.

The accommodation is bright, spacious, and thoughtfully arranged, comprising two generous double bedrooms and two bathrooms, making it well suited to professionals, small families, or those seeking a comfortable guest space. At the heart of the home is a light-filled open-plan living, dining, and kitchen area, creating a sociable and contemporary environment ideal for both everyday living and entertaining.

Entrance Hall

Living/Dining/Kitchen

22' 10" max x 13' 8" max (6.96m max x 4.17m max)

Bedroom One

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

Ensuite

8' 2" max x 5' 9" max (2.49m max x 1.75m max)

Bedroom Two

12' 3" max x 9' 8" max (3.73m max x 2.95m max)

Bathroom

7' 4" max x 6' 6" max (2.24m max x 1.98m max)

Balcony

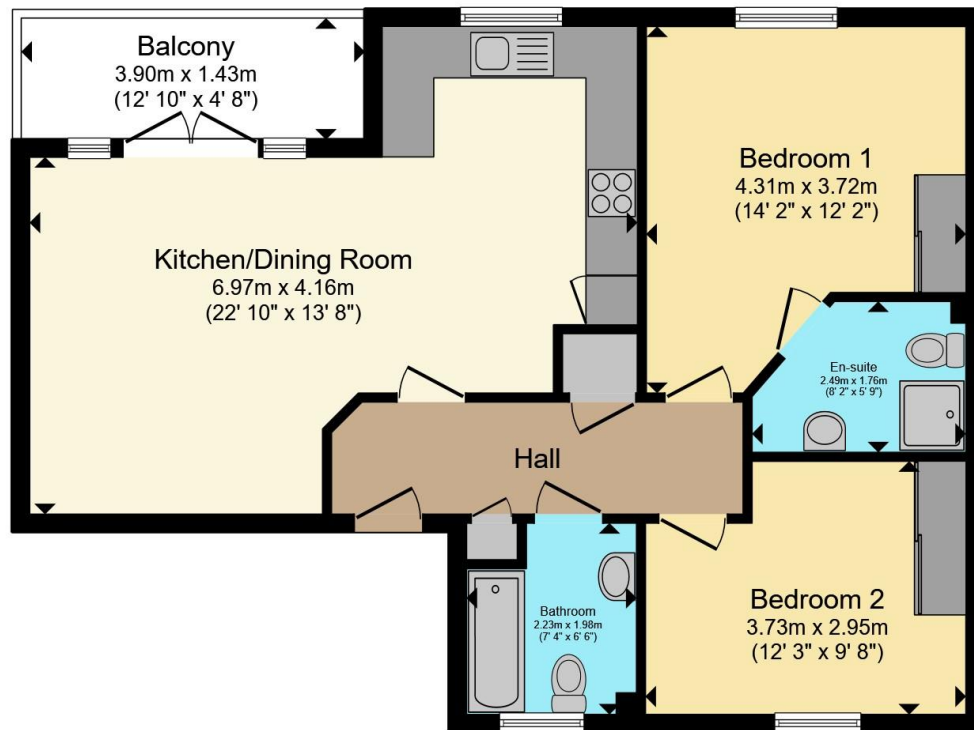
12' 10" max x 4' 8" max (3.91m max x 1.42m max)

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 69.1 m² (744 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

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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: B

Service Charge:
 2592.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313678

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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