

Connells

Mitchell House Coopers Rise
High Wycombe

Mitchell House Coopers Rise
High Wycombe HP13 7GQ

for sale
£250,000







Property Description

A stylish and well-presented two-bedroom apartment offering contemporary living in a desirable High Wycombe location. Tucked away within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to everyday amenities, including a grocery store, coffee shop and bakery. The apartment is accessed via a welcoming entrance hall with useful storage and leads to a spacious open-plan kitchen/living area, creating an excellent space for both relaxing and entertaining. The modern fitted kitchen is thoughtfully arranged with ample cupboard and worktop space, while double doors open onto a private balcony, providing an ideal spot to enjoy outdoor space.

The accommodation further comprises two well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage and a private en-suite shower room. A second double bedroom is served by a modern family bathroom, making the apartment well suited to professionals, first-time buyers, downsizers or investors alike. The property also benefits from gated allocated residents' parking, additional visitor parking, and access to a well-maintained communal garden, providing added convenience for residents and guests.

This attractive apartment combines modern living, excellent amenities, gated parking and superb transport links in a sought-after residential setting.

Location

Mitchell House is conveniently positioned within easy reach of High Wycombe town centre, offering a wide range of shopping, leisure and dining facilities, including the Eden Shopping Centre. The picturesque Rye Park is just a five-minute walk away, providing open green space, sports facilities and scenic walking routes. High Wycombe railway station offers direct services to London Marylebone, making the property ideal for commuters, while the M40 provides excellent road connections. A selection of highly regarded schools can also be found nearby, further enhancing the property's appeal.

Entrance Hall

Welcoming entrance hall providing access to all principal rooms, with useful storage space and a practical layout.

Open-Plan Kitchen/Living Area

A bright and spacious open-plan living area, ideal for modern living and entertaining. The fitted kitchen offers a range of storage units and work surfaces, while the living space comfortably accommodates both lounge and dining furniture. Double doors open onto the private balcony.

Balcony

Private outdoor space accessed from the living area, providing an ideal spot for seating and enjoying fresh air.

Bedroom One

A well-proportioned principal bedroom featuring built-in wardrobe storage and the benefit of an en-suite shower room.

En-Suite Shower Room

Fitted with a shower enclosure, wash hand basin and WC, serving the principal bedroom.

Bedroom Two

A versatile second double bedroom, ideal for guests, family members or home working.

Family Bathroom

Modern bathroom comprising a bath with shower attachment, wash hand basin and WC, serving the second bedroom and guests.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.







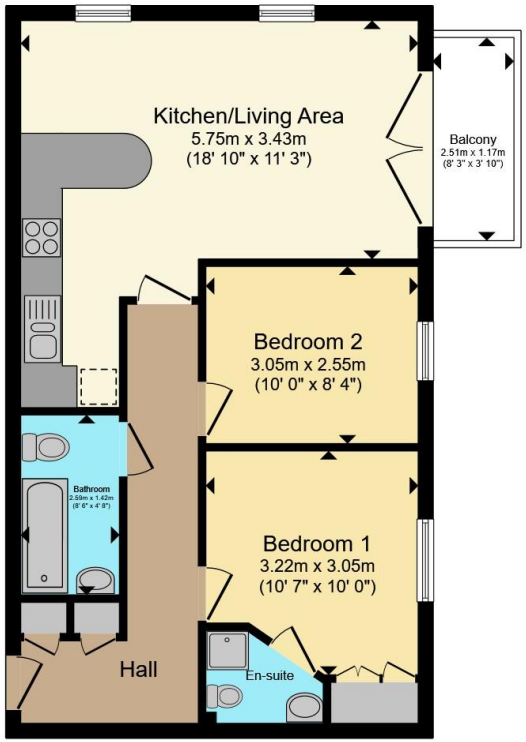












Total floor area 57.6 m² (620 sq.ft.) approx

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: 1500.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC311661

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

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