

# Fords.

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Lilys Walk, High Wycombe, HP11 2FZ



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**Guide price £290,000**

A modern and refreshing take on contemporary living.

Situated on the top floor, this spacious penthouse apartment offers a range of impressive features including allocated parking, an LABC warranty, dedicated storage space, two generously sized double bedrooms, and a stylish tiled bathroom and en-suite.

## Description

The property comprises an entrance hall, a spacious master bedroom with en-suite, a family bathroom, a second double bedroom, and an open-plan lounge/kitchen. Further benefits include secure allocated parking.

This exceptional apartment also benefits from a balcony offering pleasant outdoor space, along with well-maintained communal gardens. The building has convenient lift access to every floor.

## Situation

Ideally located just a five-minute walk from a wide range of local amenities, this home also benefits from excellent transport links and an abundance of restaurants and bars in the heart of High Wycombe, offering the very best of town centre living.

## Leasehold Notes:

There are 146 Years remaining on the lease. The annual service charge is £1000.00 approx. per annum, and the ground rent is peppercorn.



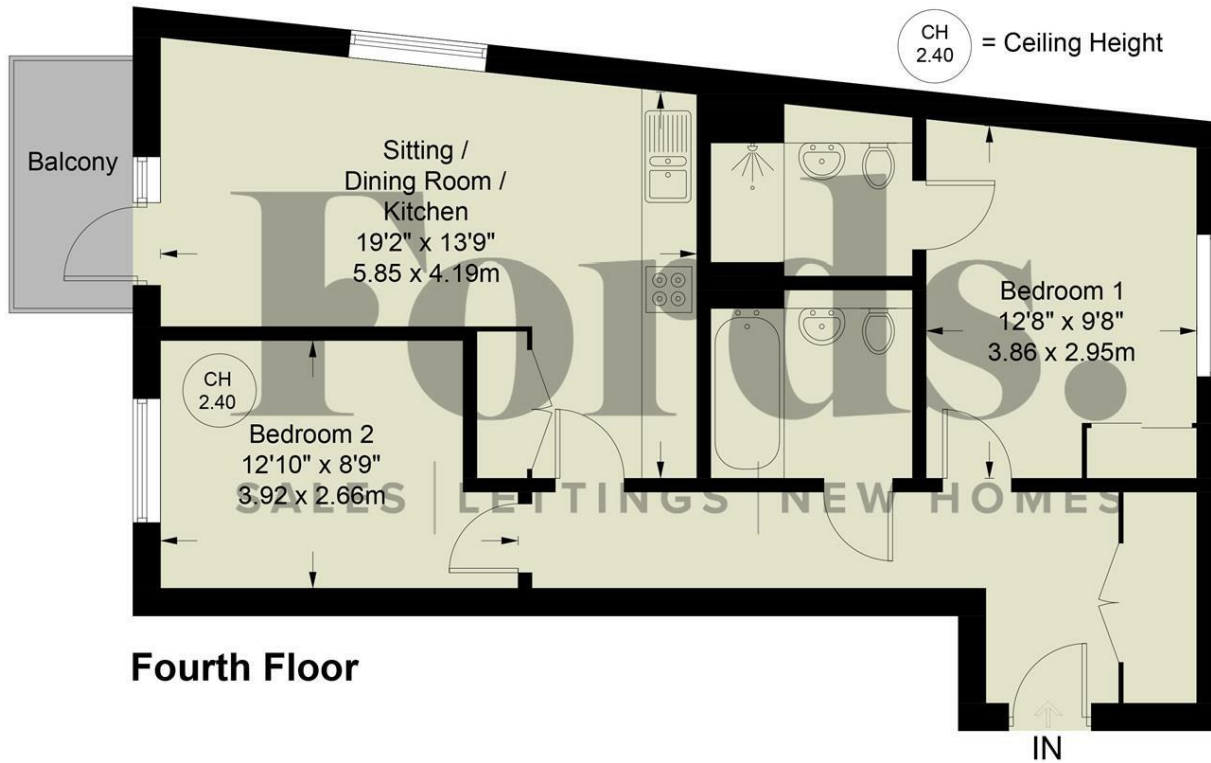
# Floor Plans

## Newland Gate, Lilys Walk, HP11 2FZ

Approximate Gross Internal Area = 691 sq ft / 64.2 sq m



CH 2.40 = Ceiling Height



### Fourth Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.  
 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.

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	