



**Connells**

Lingfield Close  
High Wycombe



### Property Description

Discover this beautifully presented top-floor flat, perfectly positioned on the sought-after east side of town. With an impressive 153 years remaining on the lease, this home combines modern comfort with convenience.

Step inside to a spacious entrance hall leading to a bright, dual-aspect living room—ideal for relaxing or entertaining. The contemporary kitchen offers sleek wall and base units with plenty of space for your appliances, making it a practical yet stylish hub. The main bedroom boasts fitted wardrobes for effortless storage, while the second bedroom is generously sized, perfect for guests or a home office. A modern bathroom completes the interior, featuring a shower over bath, WC, and wash basin. Outside, enjoy the benefit of allocated parking.

Situated within easy reach of the M40 and nestled between High Wycombe and Loudwater, you'll find an abundance of local shops, green spaces for scenic walks, and excellent parks and schools nearby.

This property is a fantastic opportunity for first-time buyers, downsizers, or investors—don't miss out!

### Entrance Hall

### Reception Room

16' max x 12' 4" max (4.88m max x 3.76m max)

### Kitchen

8' 5" max x 7' 5" max (2.57m max x 2.26m max)

### Bedroom One

9' 4" max x 8' 9" max (2.84m max x 2.67m max)

### Bedroom Two

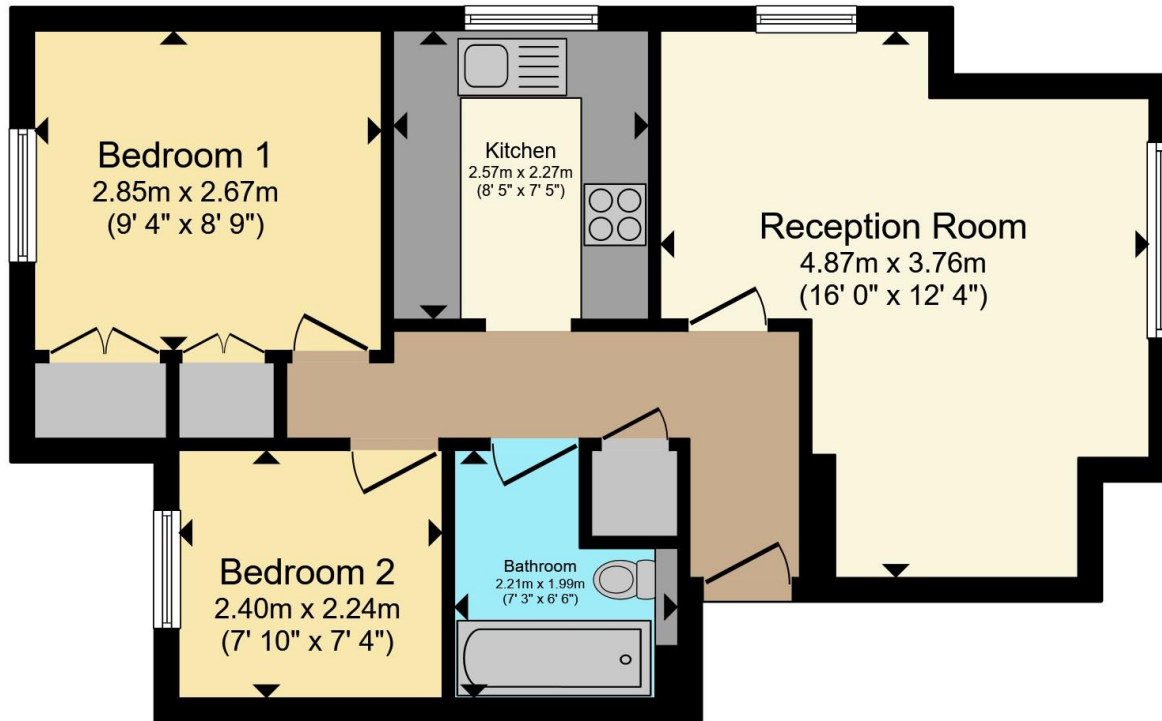
7' 10" max x 7' 4" max (2.39m max x 2.24m max)

### Bathroom

7' 3" max x 6' 6" max (2.21m max x 1.98m max)







Total floor area 49.5 m<sup>2</sup> (533 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)



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: C

Service Charge: 1560.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313502](http://connells.co.uk/Property/WYC313502)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. 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.

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