



**Connells**

Rutland Lodge Rutland Street  
High Wycombe



### Property Description

Presented in excellent condition, this impressive two-bedroom top floor apartment offers spacious and stylish living in a highly sought-after central location.

With 147 years remaining on the lease and no onward chain, it represents an ideal opportunity for first-time buyers, downsizers, or investors.

Upon entering, you are welcomed by a generous entrance hall featuring built-in storage cupboards and access to all rooms. The standout feature of the property is the expansive 29ft reception room, providing ample space for both living and dining areas. This bright and airy space opens onto a large balcony that spans the full width of the room—perfect for entertaining or relaxing outdoors.

The modern kitchen is well-appointed with a range of wall and base units, integrated appliances, and sleek finishes, making it both functional and stylish.

The principal bedroom is a spacious double, complete with fitted wardrobes and a contemporary ensuite shower room featuring a shower cubicle, WC, and wash hand basin. The second double bedroom also benefits from access to its own private balcony and is served by a family bathroom with a shower over the bath, WC, and wash hand basin.

Additional features include a video entry phone system, secure allocated parking, and well-maintained communal areas.

### Entrance Hall

18' 2" max x 10' 7" max (5.54m max x 3.23m max)

### Living Room / Kitchen

29' 3" max x 13' 8" max (8.92m max x 4.17m max)

### Balcony

5' 1" max x 8' 10" max (1.55m max x 2.69m max)

### Bedroom One

20' 3" max x 8' 6" max (6.17m max x 2.59m max)

### Ensuite

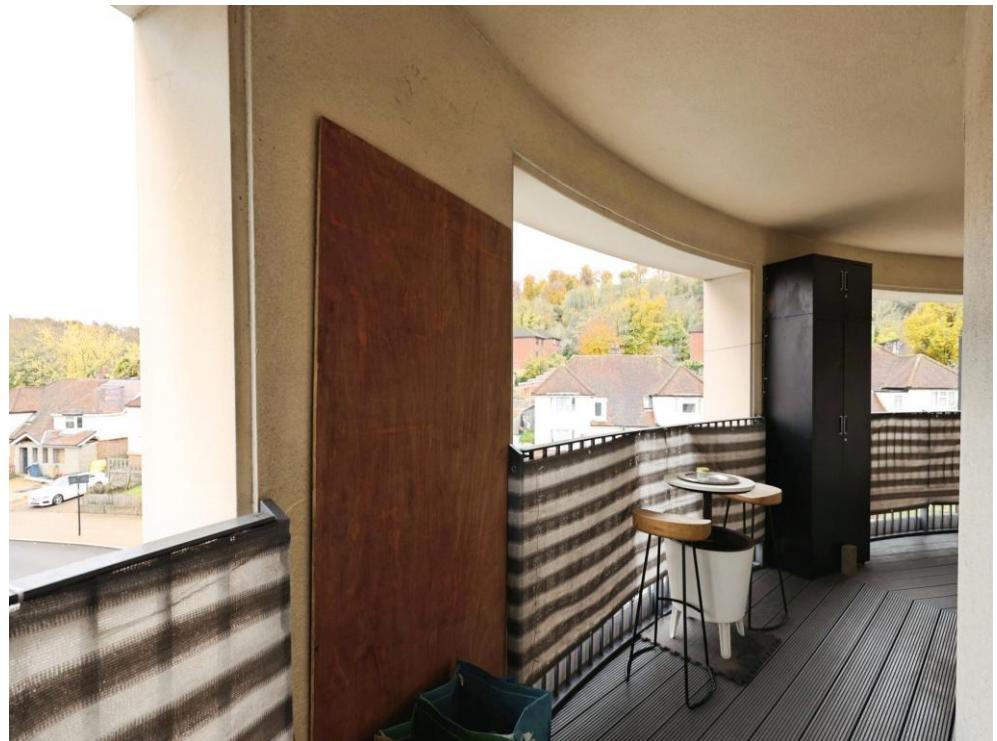
7' 2" max x 4' 9" max (2.18m max x 1.45m max)

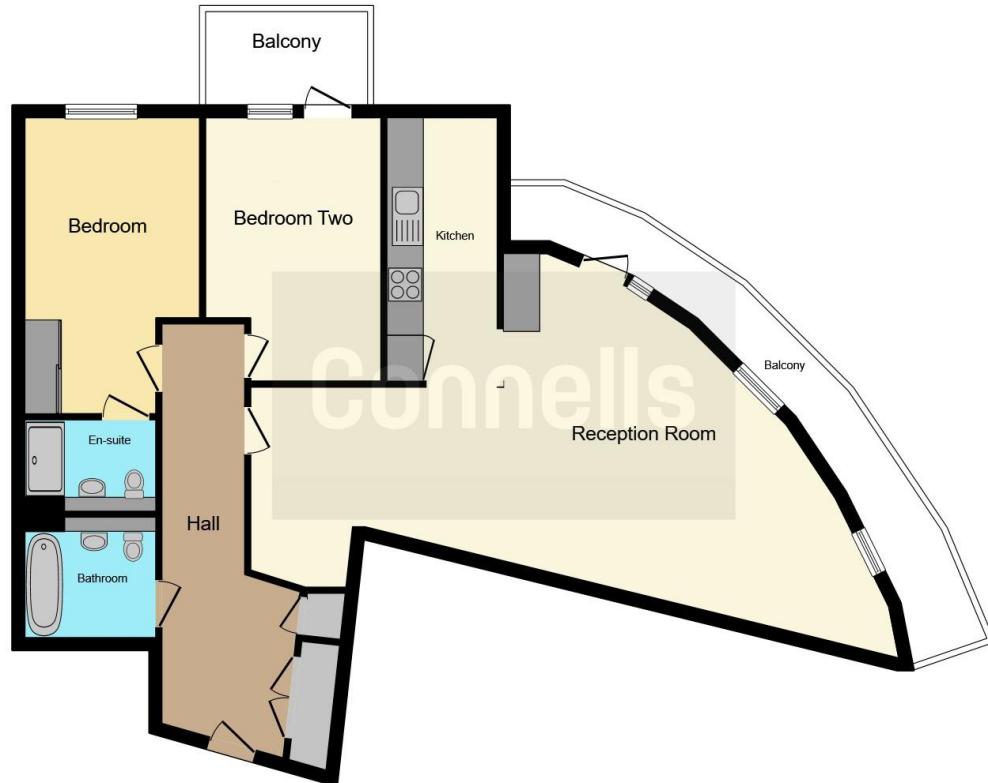
### Bedroom Two

9' max x 12' 3" max (2.74m max x 3.73m max)

### Bathroom

7' 1" max x 6' 5" max (2.16m max x 1.96m max)





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.focalagent.com](http://www.focalagent.com)

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C    Council Tax  
 Band: C

Service Charge:  
 2200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

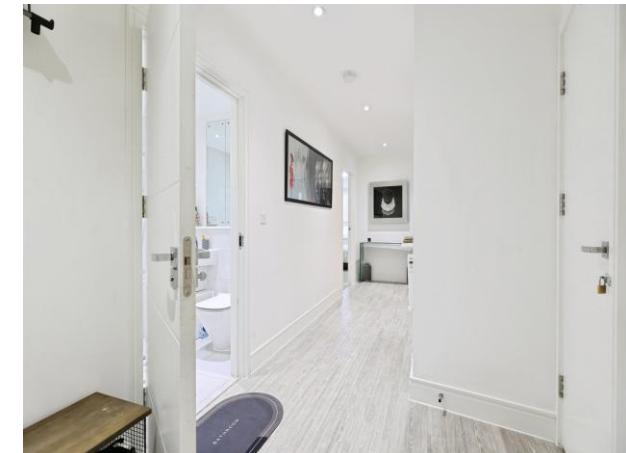
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This is a Leasehold property with details as follows; Term of Lease 155 years from 30 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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