



Connells

Newland Gate Lilys Walk
HIGH WYCOMBE

Newland Gate Lilys Walk HIGH WYCOMBE HP11 2FZ

for sale
£335,000



Property Description

A modern and refreshing take on contemporary living, this superb fourth-floor apartment offers stylish accommodation, excellent convenience, and an impressive long lease of approximately 146 years.

Beautifully presented throughout, the property features two generous double bedrooms and two bathrooms, including a spacious principal bedroom with a modern en-suite shower room. The welcoming entrance hall leads to a contemporary family bathroom and a bright, open-plan lounge/kitchen area, creating an ideal space for both everyday living and entertaining.

Further benefits include a private balcony providing pleasant outdoor space, allocated parking space plus additional paid permit parking available, lift access to all floors, and access to well-maintained communal gardens.

Perfectly positioned in the heart of High Wycombe, the apartment is just a short five-minute walk from a wide range of amenities, restaurants, cafés, and bars. The Eden Shopping Centre is within easy reach, while High Wycombe railway station is approximately 0.3 miles away, offering excellent transport links for commuters.

This attractive apartment combines modern living, convenience, and comfort, making it an ideal first-time purchase, investment opportunity, or town-centre home.

Entrance Hall

Kitchen / Living Room

26' 4" max x 9' 9" max (8.03m max x 2.97m max)

Bedroom One

12' max x 10' 10" max (3.66m max x 3.30m max)

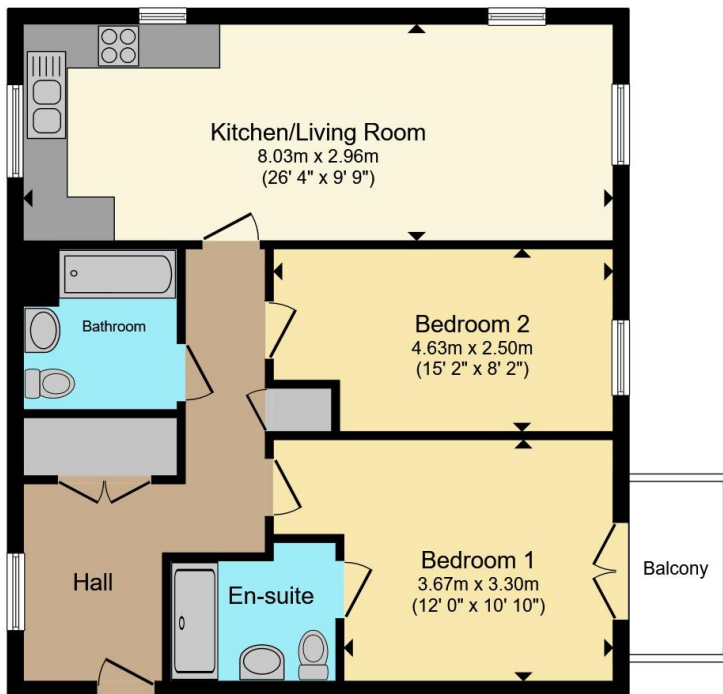
Ensuite

Bedroom Two

15' 2" max x 8' 2" max (4.62m max x 2.49m max)

Bathroom





Fourth Floor

Total floor area 72.0 m² (775 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: C

Service Charge:
 1266.94

Ground Rent:
 330.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313751

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.

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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