



**Connells**

Grange House Grange Drive  
High Wycombe

Grange House Grange Drive  
High Wycombe HP13 5GQ

for sale offers in excess of  
**£280,000**



### Property Description

Situated on the popular Grange Drive, this well-presented upper-floor chain-free leasehold flat offers an excellent opportunity for both homeowners and investors, benefiting from a substantial 109-year lease that provides long-term security and peace of mind. The property occupies a small, low-density building and shares the building with only one other household, enhancing privacy and exclusivity.

The flat is set within a well-established residential area of High Wycombe, known for its convenient access to local amenities, reputable schools, and excellent transport links. High Wycombe town centre is within easy reach, offering a wide selection of shops, cafés, and leisure facilities, while good road connections provide straightforward travel to surrounding Buckinghamshire towns and beyond.

Internally, the accommodation comprises two well-proportioned bedrooms and two bathrooms, making the property particularly well suited to professionals, sharers, or small families. The heart of the home is the open-plan living, dining, and kitchen area, designed to maximise space and natural light, creating a practical yet sociable environment for modern living.

As an upper-floor flat, the property enjoys a pleasant sense of seclusion and further benefits from a private balcony, offering valuable outdoor space for relaxation or entertaining. Additional advantages include resident permit parking and the overall appeal of Grange Drive as a quiet and desirable setting.

### Entrance Hall

### Living/Dining/Kitchen

22' 10" max x 13' 8" max (6.96m max x 4.17m max)

### Bedroom One

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

### Ensuite

8' 2" max x 5' 9" max (2.49m max x 1.75m max)

### Bedroom Two

12' 3" max x 9' 8" max (3.73m max x 2.95m max)

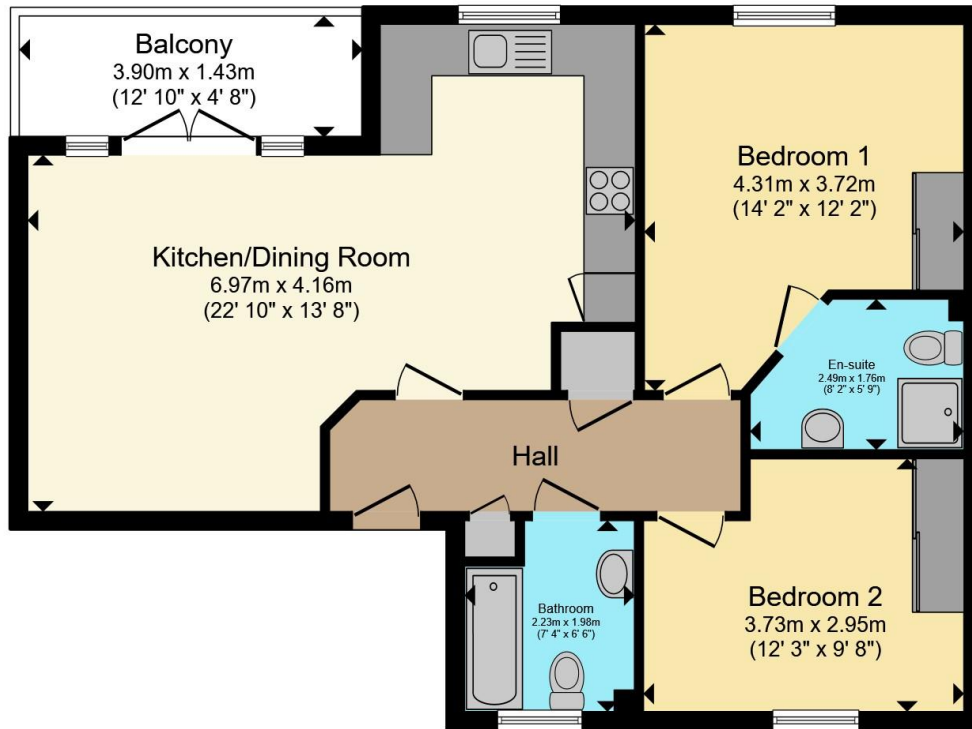
### Bathroom

7' 4" max x 6' 6" max (2.24m max x 1.98m max)

### Balcony

12' 10" max x 4' 8" max (3.91m max x 1.42m max)





Total floor area 69.1 m<sup>2</sup> (744 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: B

Service Charge:  
 2592.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313678](http://connells.co.uk/Property/WYC313678)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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