



Flat 38, The Residence Wycombe Road, Saunderton

£475,000

High Wycombe

## Flat 38

The Residence Wycombe Road, High Wycombe

Exceptional 2 bed, 2 bath apartment in the iconic Art Deco Residence, Saunderton, with a stunning open plan living space, curved floor to ceiling windows, high ceilings and far reaching views.

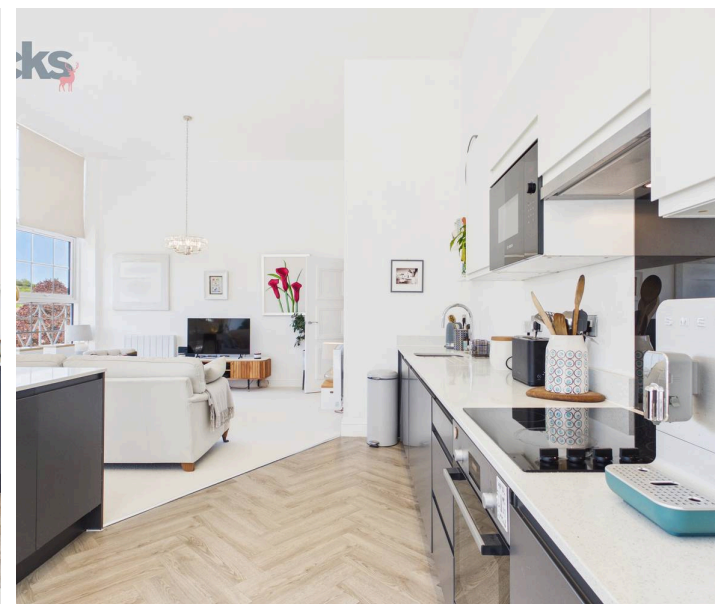
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exceptional two bedroom, two bathroom apartment within a landmark Art Deco building.
- Stunning open plan living space with a sweeping curved wall of floor to ceiling windows.
- Impressive ceiling height creating a real sense of volume and architectural presence.
- High specification kitchen centred around a substantial island, with integrated Bosch appliances.
- Principal bedroom with a stylish en suite shower room.
- Second well proportioned double bedroom, ideal for guests or home working.
- Substantial internal room offering excellent versatility, ideal for a home cinema or media space.





Property Description:

*A beautifully proportioned two bedroom, two bathroom apartment set within the landmark Art Deco building at The Residence, Saunderton, offering an exceptional sense of space, light and architectural character.*

*At the heart of the home is a remarkable open plan living space, defined by a curved run of floor to ceiling windows that wrap around the room and draw in an abundance of natural light. The scale and ceiling height create a feeling of volume that is rarely found, with the outlook providing a constantly changing backdrop throughout the day.*

*The kitchen is thoughtfully positioned within this space, centred around a generous island and finished to a high specification with integrated Bosch appliances and clean, contemporary detailing. It is both a practical and social layout, working effortlessly for day to day living as well as entertaining.*

*The principal bedroom is well balanced and quietly positioned, benefitting from a stylish en suite. The second bedroom offers flexibility as a guest room, study or additional living space. The main bathroom is finished in a timeless style, with both a bath and separate rainwater shower.*

*The overall feel of the apartment is one of calm, light and proportion, with the architecture of the building doing much of the work.*

What we love:

*It is the quality of the living space that sets this apartment apart. The gentle curve of the windows, the exceptional ceiling height and the uninterrupted natural light create a room that feels both calm and expansive, with a presence that is rarely found in apartment living.*





Approximate total area<sup>(1)</sup>  
1243 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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