



Connells

Network House Bridge Street
High Wycombe

Network House Bridge Street High Wycombe HP11 2EL

for sale
£220,000



Property Description

Located on the second floor of the modern and well-maintained Network House development, this stylish one-bedroom apartment offers contemporary living in the heart of High Wycombe town centre. Beautifully presented throughout, the property features a bright and spacious open-plan living area, providing an ideal space for both relaxing and entertaining. The modern kitchen is fitted with a range of attractive units and integrated appliances, perfectly complementing the apartment's sleek and practical design.

The generous double bedroom provides comfortable accommodation with ample space for freestanding furniture, while the contemporary bathroom is finished to a high standard and features a modern suite. Large windows allow an abundance of natural light to fill the apartment, creating a bright and welcoming atmosphere throughout.

Residents benefit from the added convenience of a lift serving all floors, ensuring easy access to the apartment.

Network House is ideally situated on Bridge Street, placing an excellent range of shops, restaurants, cafés and leisure facilities just moments away. High Wycombe railway station is within easy walking distance and provides direct services to London Marylebone, making the property an excellent choice for commuters. The surrounding Chiltern Hills Area of Outstanding Natural Beauty also offers beautiful countryside walks and outdoor recreation close by.

Living Room / Kitchen

19' 7" max x 14' 4" max (5.97m max x 4.37m max)

Bedroom

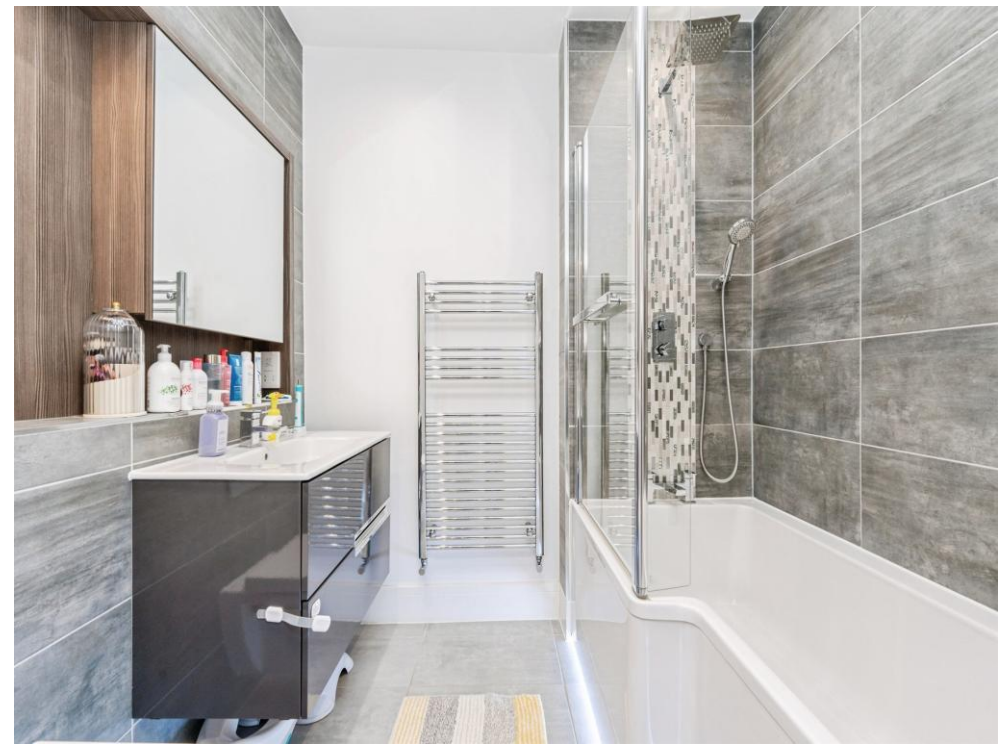
15' max x 7' 10" max (4.57m max x 2.39m max)

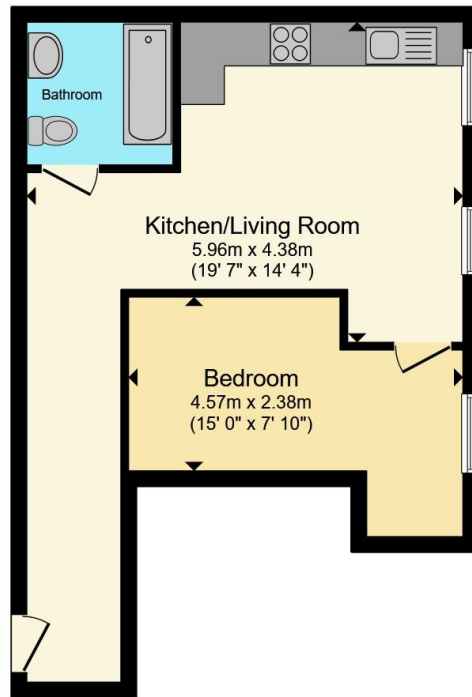
Bathroom

6' 6" max x 6' 4" max (1.98m max x 1.93m max)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





2nd Floor

Total floor area 41.5 m² (447 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

Connells



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:
 1956.00

Ground Rent:
 215.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313754

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. 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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Property Ref: WYC313754 - 0005