



Property Features

- Luxurious 2 Bedroom Second Floor Apartment
- Light & Airy Second Floor Apartment
- Open Plan Kitchen/Dining Room/Lounge
- 2 Bedrooms, one with en-suite
- Remainder of 10 year Builders Certificate
- Contemporary Kitchen with Fitted Appliances
- Secure Entry Door System
- Allocated Parking
- Close to High Wycombe Train Station
- EPC 85 B / Council Tax Band C

Full Description

Nestled within a converted Victorian building that was restored and refurbished by local developers Ridgepoint Homes in 2020, this exquisite 2-bedroom second floor apartment stands as a testament to the seamless integration of historic charm and modern elegance.

The heart of the home is the beautiful open plan kitchen/dining room/lounge area. The stylish kitchen features laminate worktops and ample storage space with a generous number of drawers and wall & base units as well as integrated appliances that seamlessly blend into the cabinetry, ensuring a sleek and unobtrusive aesthetic. The open plan area also has a feature ceiling window which floods the area with natural light, helping to create the perfect social space to catch up with family or friends.

There are two bedrooms to the property, both with skylights that fill the area with sunlight. The Principal bedroom is complete with an en-suite luxury shower room featuring high-quality fixtures and fittings and ceramic tiling. The main bathroom is equally as impressive, showcasing a contemporary bath, sink and WC with chrome fittings and a feature recessed shelf for toiletries and accessories.

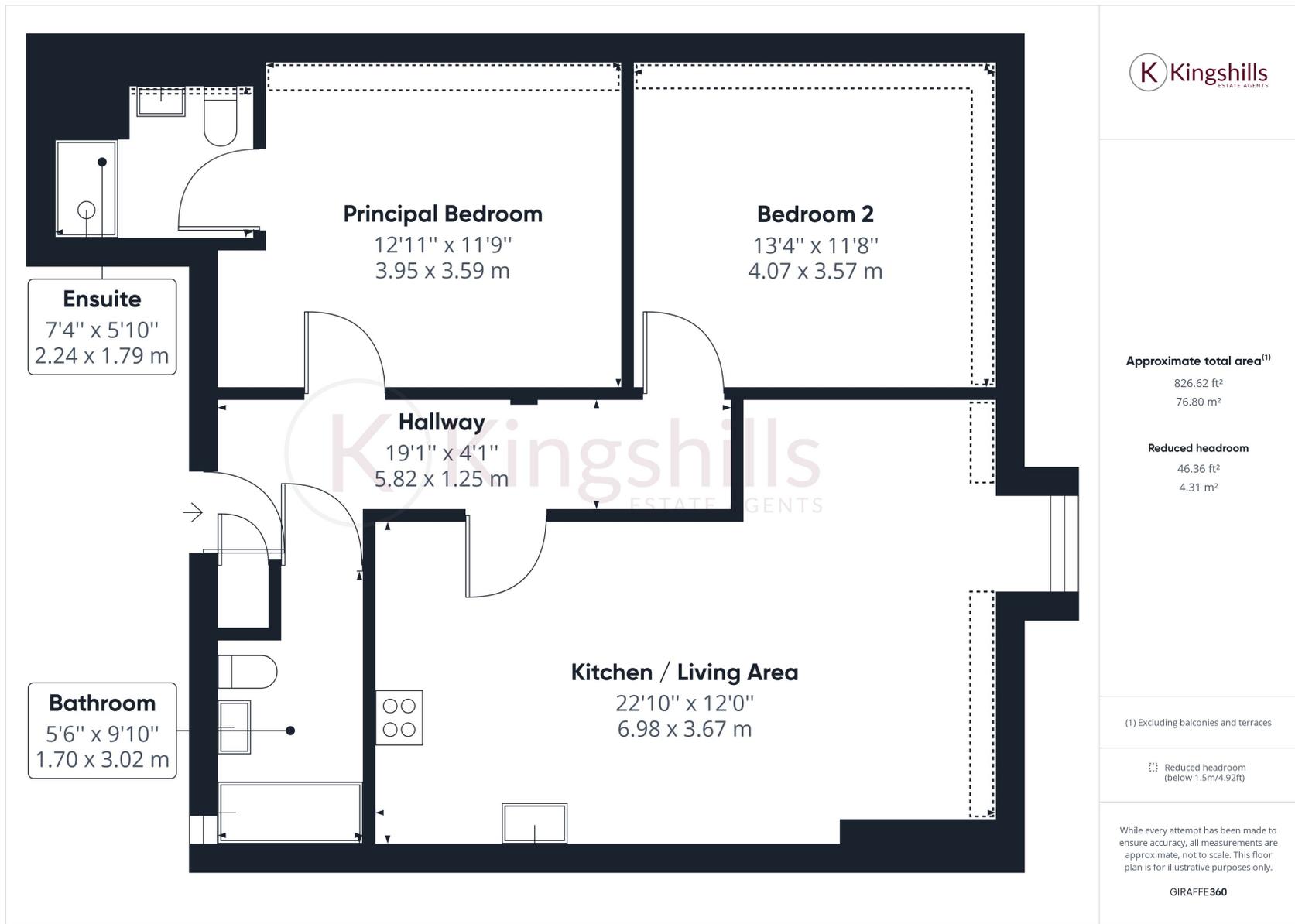
This premium apartment has a secure door entry system and allocated parking, allowing you to come and go with ease. It is set within beautifully maintained tree lined communal grounds, which adjoin the Royal Grammar School playing fields, offering a picturesque backdrop of greenery and tranquility.

Lease: 123 years remaining **Service Charge:** £1,006 per annum **Ground Rent:** £250 per annum

In summary, this 2-bedroom apartment in a sympathetically redeveloped Victorian building is a harmonious blend of history and modernity. Its luxury kitchen, contemporary bathrooms and proximity to the town centre and railway station are just a few of the features that make it an inviting and comfortable place to call home.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements