



Flat 8 Ambassador Court, 145-147 West Wycombe Road, High Wycombe, HP12 3AL

**£1,200 per calendar month**



## Property Features

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- Beautiful Victorian Conversion
- One Bedroom Apartment
- Allocated Parking and Secure Parking
- Entry Phone System and CCTV
- Modern Bathroom
- Open Plan Living Room and Kitchen
- Kitchen with fitted Appliances
- Modern Heating System
- EPC Rating D / Council Tax Band B
- Available Now

## Full Description

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One of the best Victorian House conversions you will see In High Wycombe. This building was originally built in 1890 and was recently converted from what was known as Ambassador Court Hotel and lies on the west side of High Wycombe. The apartment has the benefits of secure parking behind coded electric gates and entry to the building is via a modern security fob system.

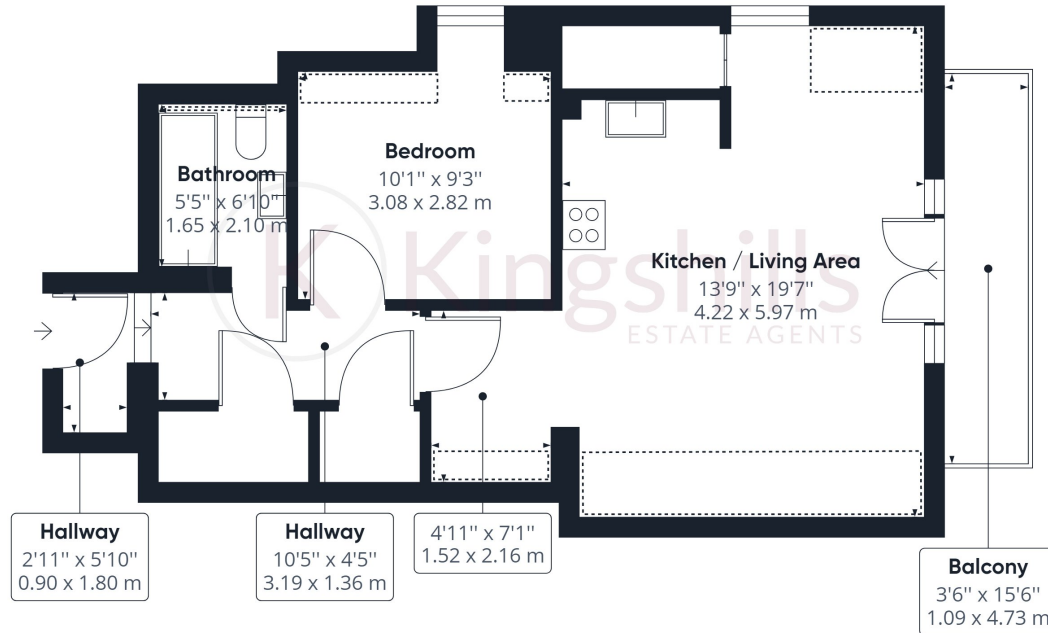
The apartment is located on the top floor and comprises; Entrance Hall, modern bathroom; double bedroom; two storage cupboards; open plan living/dining room/kitchen with the kitchen having fitted appliances including Oven, Hob Washing Machine, Dishwasher and Fridge/Freezer with stone work-tops. The flat further benefits form a large balcony off the lounge.

In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand-new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24-minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.









**Approximate total area<sup>(1)</sup>**

541.39 ft<sup>2</sup>  
50.30 m<sup>2</sup>

**Reduced headroom**

96.10 ft<sup>2</sup>  
8.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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