



## Property Features

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- Modern Ground Floor Apartment
- 2 Double Bedrooms
- 2 Bathrooms (1 Ensuite)
- Open Plan Living/Dining/Kitchen
- Kitchen with Fitted Appliances
- Private Outside Space/Balcony
- Allocated Parking Close-by
- Good Lease and Service Charge
- Close to Town Centre
- EPC 80 C / Council Tax Band C

## Full Description

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Welcome to a truly exceptional residence that seamlessly blends historic charm with modern luxury. This modern ground floor apartment, located in the heart of High Wycombe, Buckinghamshire, was once a 1930s warehouse and has been meticulously transformed in 2018 by a renowned local developer. This property offers a sophisticated lifestyle providing a character-filled luxury living experience in the heart of High Wycombe.

Upon entering the apartment, you are greeted by an open-plan living, dining, and kitchen area that exudes contemporary elegance. The kitchen area boasts fitted appliances, ensuring both style and functionality along with a large walk in pantry.

The expansive industrial style windows flood the living space with natural light, enhancing the airy ambiance. One of the standout features is the balcony which is accessed from the lounge providing some intimate outside space. Additionally, allocated parking close by ensures convenience for residents.

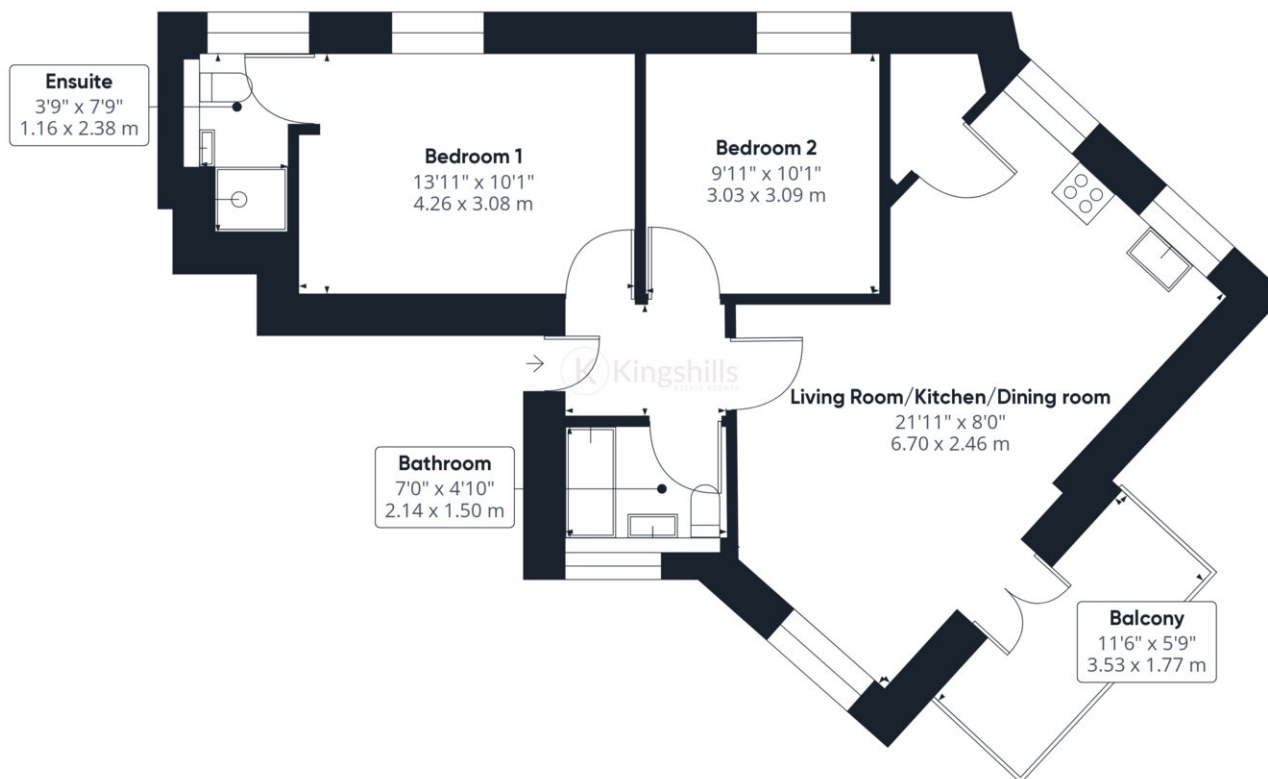
The principal bedroom, complete with an en-suite bathroom, provides a serene retreat. The second bedroom is equally spacious, offering versatility for guests or a home office. Both bathrooms feature modern fixtures and finishes, reflecting the apartment's commitment to luxury and comfort.

Security is a priority, and the property features a reliable Entry Phone System, offering peace of mind to residents. Allocated parking adds a practical touch, ensuring a hassle-free arrival home. The apartment is equipped with gas radiator heating, providing efficient warmth throughout the colder months.

For those who appreciate architectural history and modern design, this converted 1930s warehouse is a rare gem. Don't miss the opportunity to own a piece of High Wycombe's history while indulging in contemporary luxury living.







Approximate total area<sup>①</sup>  
669.17 ft<sup>2</sup>  
62.17 m<sup>2</sup>

Excluding balconies and terraces

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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