

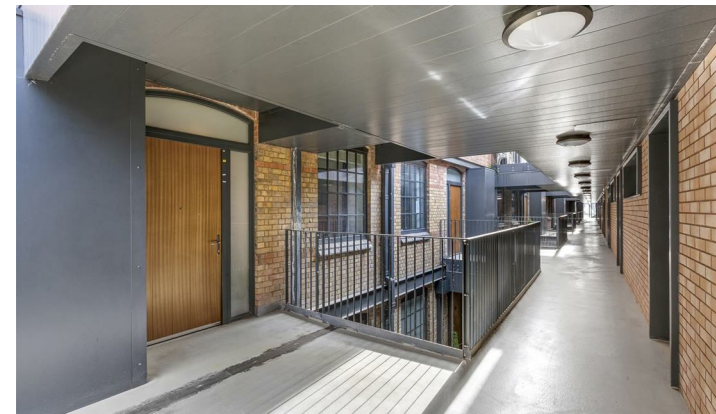


## 44, Birch House Leigh Street, High Wycombe, HP11 2WR

A stunning 'New York style' neo-Victorian apartment situated on the second floor of this newly built city-style complex called 'The Old Works' in a quiet and private position. This bright and spacious apartment forms part of the former furniture factory of William Birch Ltd, built in Circa 1900 and newly converted in 2021. Lifts provide access to a front door and accommodation that comprises; spacious entrance hall, large and bright open-plan living room/contemporary fitted kitchen and dining area with panoramic views of High Wycombe, double bedroom and modern bathroom. The property further benefits: high ceilings and tall windows which let in an abundance of natural light, secure gated underground allocated parking, communal wellness room/gym and gardens. Lease: 250 year lease with 247 remaining. Ground Rent: Peppercorn (£0). Service Charge: £1,564 per annum.

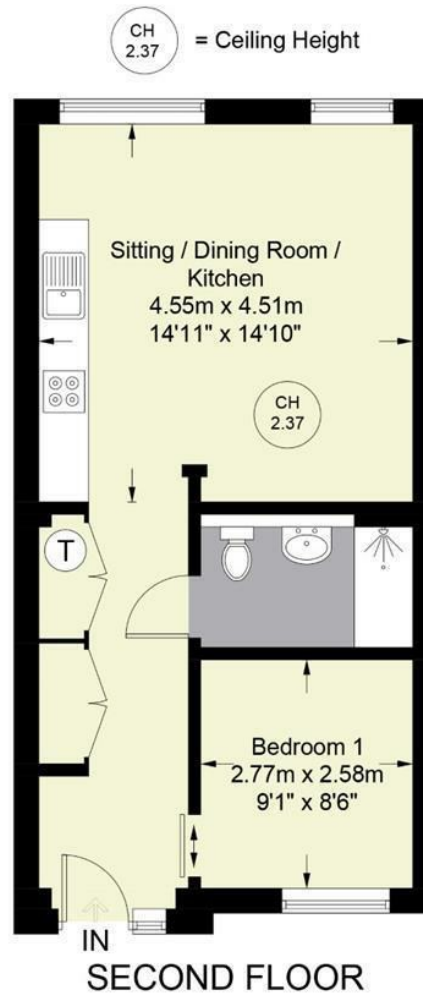


**MODERN SECOND-FLOOR APARTMENT**  
**SPACIOUS OPEN-PLAN LIVING/KITCHEN AREA**  
**MODERN BATHROOM**  
**SECURE UNDERGROUND PARKING**  
**ONE MILE FROM TRAIN STATION**  
**LIFT ACCESS**  
**WALK OF TOWN CENTRE**  
**EXCELLENT TRANSPORT LINKS**  
**LONG LEASE REMAINING**  
**INTERNAL VIEWING ADVISED**



# Leigh Street

Approximate Gross Internal Area = 451 sq ft / 41.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents  
**Hurst**

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