



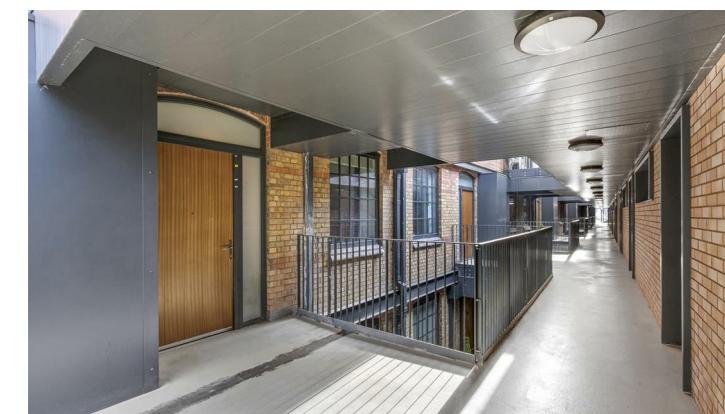
44, Birch House Leigh Street, High Wycombe, HP11 2WR

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



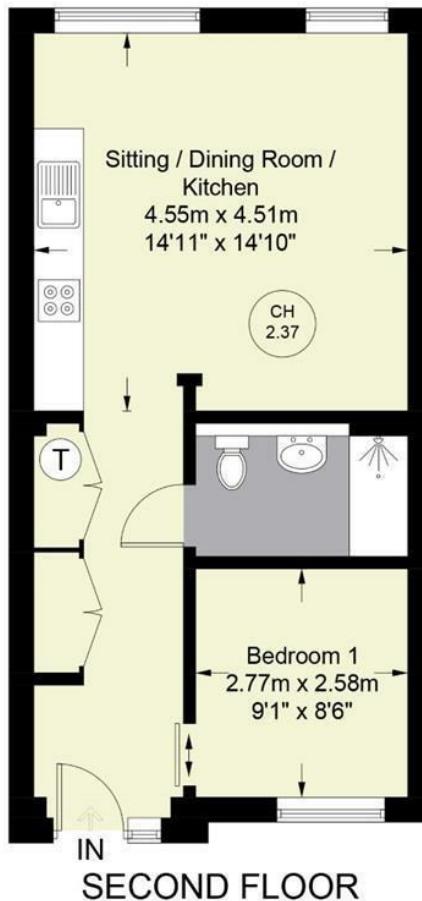


Leigh Street

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



CH
2.37
= Ceiling Height



SECOND FLOOR

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.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.



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