

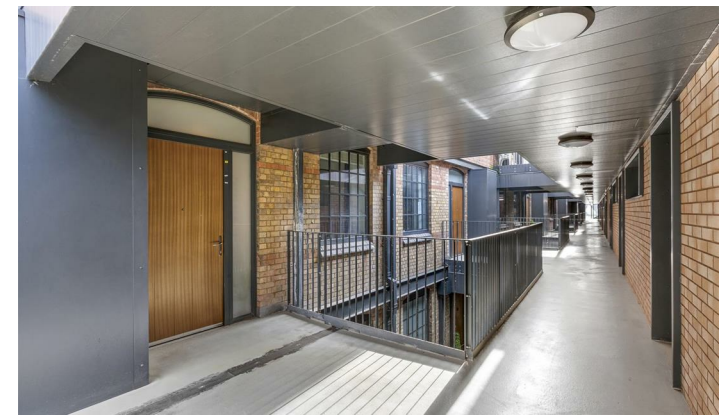


44, Birch House Leigh Street, High Wycombe, HP11 2WR

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.

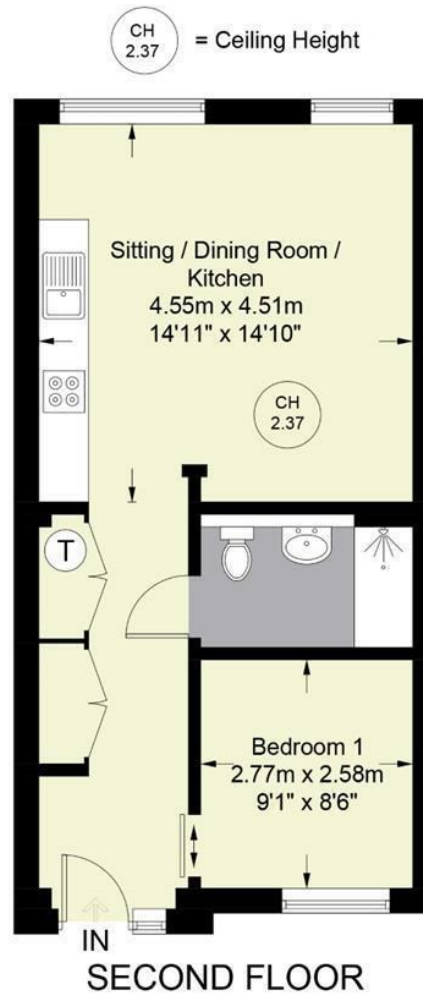


MODERN SECOND-FLOOR APARTMENT
SPACIOUS OPEN-PLAN LIVING/KITCHEN AREA
MODERN BATHROOM
SECURE UNDERGROUND PARKING
ONE MILE FROM TRAIN STATION
LIFT ACCESS
WALK OF TOWN CENTRE
EXCELLENT TRANSPORT LINKS
LONG LEASE REMAINING
INTERNAL VIEWING ADVISED



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
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1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk