



Connells

Grange House Grange Drive
High Wycombe

Grange House Grange Drive
High Wycombe HP13 5GQ

for sale offers in excess of
£270,000



Property Description

Situated on the sought-after Grange Drive, this well-presented, chain-free leasehold apartment offers an excellent opportunity for first-time buyers, downsizers, and investors alike. Benefiting from a 109-year lease, the property provides long-term security and peace of mind. Occupying the upper floor of a small, low-density building and sharing it with just one other household, it enjoys a rare sense of privacy and exclusivity.

Conveniently located in a popular area of High Wycombe, the property is ideally positioned for access to local amenities, well-regarded schools, and excellent transport links. High Wycombe town centre is within easy reach, offering a wide range of shopping, dining, and leisure facilities.

Internally, the accommodation comprises two generously sized bedrooms and two bathrooms, making it ideal for professionals, small families, or sharers. The bright and airy open-plan living, dining, and kitchen area is designed to maximise space and natural light, creating an inviting setting for modern living.

Further benefits include a private balcony, valuable outdoor space for relaxation or entertaining, resident permit parking, and an upper-floor position that enhances tranquillity. Combining modern, low-maintenance living with a desirable location, this attractive apartment presents a fantastic opportunity.

Entrance Hall

Living/Dining/Kitchen

22' 10" max x 13' 8" max (6.96m max x 4.17m max)

Bedroom One

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

Ensuite

8' 2" max x 5' 9" max (2.49m max x 1.75m max)

Bedroom Two

12' 3" max x 9' 8" max (3.73m max x 2.95m max)

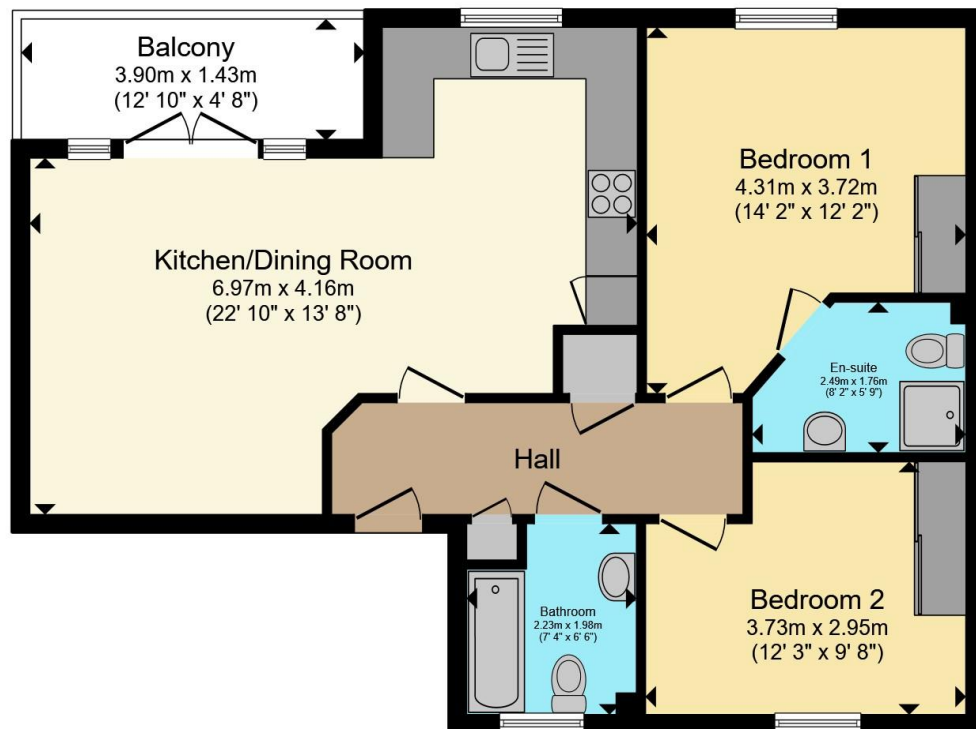
Bathroom

7' 4" max x 6' 6" max (2.24m max x 1.98m max)

Balcony

12' 10" max x 4' 8" max (3.91m max x 1.42m max)





Total floor area 69.1 m² (744 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2592.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313678

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WYC313678 - 0004