



Flat 8, Birch House, The Old Works, Leigh Street, High Wycombe, HP11 2WP

50% Shared Ownership Price | £87,500

## Property Features

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- Urban Open Plan Apartment
- 50% Shared Ownership
- Converted Historic Victorian Building
- Prime Central Location
- Light & Bright Apartment with High Ceilings and Tall Windows
- Contemporary Kitchen with Integrated Appliances
- Modern Bathroom
- Walking Distance to the Train Station
- Underground Allocated Parking
- Awaiting EPC / Awaiting Council Tax Band

## Full Description

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This ground floor studio apartment is located within Birch House, part of The Old Works development where history and modern living seamlessly blend together. Nestled in the heart of High Wycombe, The Old Works is a celebration of the town's rich heritage and its promising future. This exceptional boutique style development has breathed new life into a splendid Victorian building, originally dedicated to the craft of chair making – a practice that High Wycombe is historically famous for.

As you step inside No 8, you'll immediately be impressed by the natural light that fills the space as a result of the two large industrial-style windows. The living area has been well designed to provide the ideal combination of relaxation and entertainment space in a neutral colour scheme, allowing you to add your own personal touches and accessories. The kitchen in this open-plan studio features modern integrated appliances, sleek cabinetry and ample countertop space for meal preparation.

There is a shower room that boasts classic yet modern fixtures and fittings and neutral tiling throughout. One of the studio's main attributes is the secluded sleeping space set back from the main living and serves as an ideal sanctuary for relaxation following a busy day. There are also two built in fitted wardrobes, ideal for storing away your everyday belongings.

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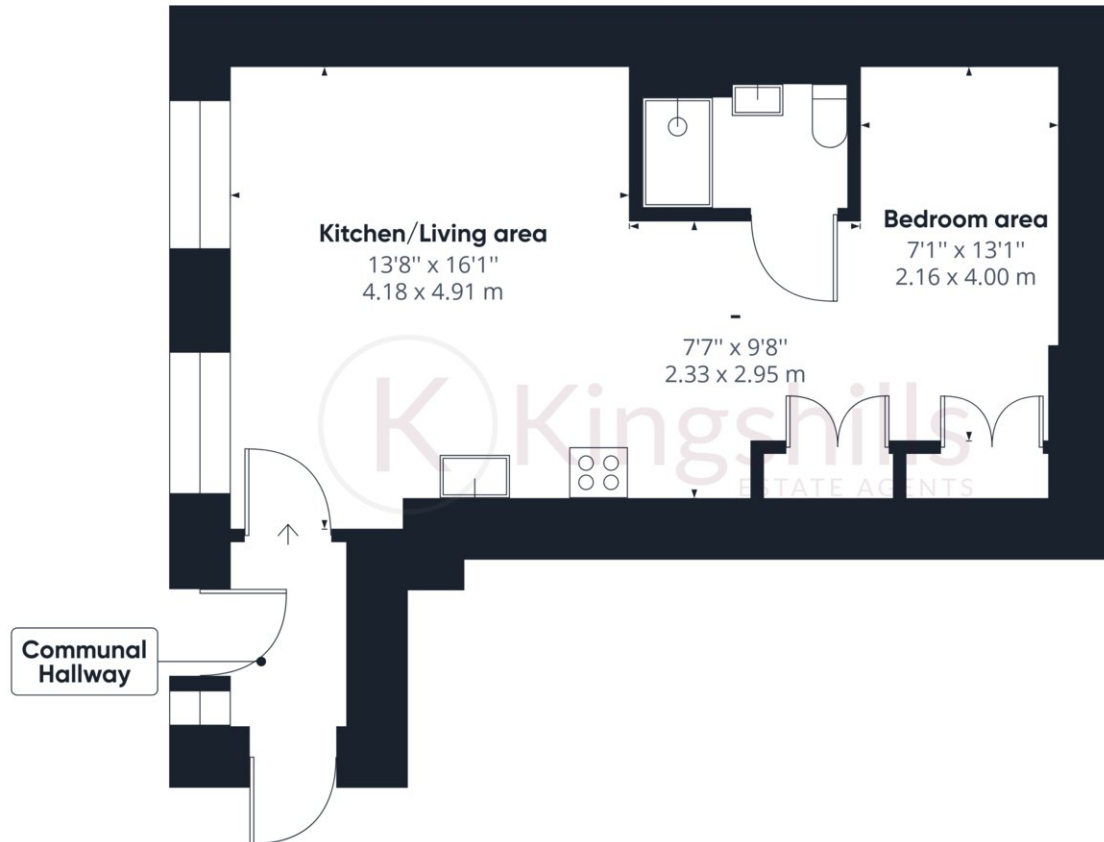
Rent on The Remaining 50% Share £201 per month

Service Charge £1,098 per annum Lease: 250 years

Enjoying a prime location that perfectly complements urban living, The Old Works is situated within walking distance of High Wycombe's vibrant town centre where residents can easily access a plethora of shops, bars, and restaurants. Whether you crave a leisurely stroll, a shopping spree, or a night out on the town, everything you desire is right at your doorstep.







Approximate total area<sup>(1)</sup>

442.36 ft<sup>2</sup>

41.10 m<sup>2</sup>

(1) 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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