



bonners & babingtons

Chilworth House
High Wycombe

**Chilworth House
Rectory Avenue
High Wycombe
Buckinghamshire
HP13 6HN**

- Tenure:- Share of Freehold
- Guide Price £285,000
- Lease Term - 999 years
- Service Charge £1,700 p/a
- Ground Rent £0
- Council Tax Band C
- EPC Rating C



Chilworth House occupies a prime position on Rectory Avenue - one of the most desirable residential roads in High Wycombe. Built in the 1920's this substantial property has been recently transformed into 14 luxury apartments.

The House itself has been given a new lease of life, with a stylish contemporary finish to all apartments and beautiful, mature communal grounds. Many of the apartments have private outdoor space and all enjoy a feeling of grandeur when approaching from the roadside. Situated on the first floor of the development, this 2 bedroom apartment, offers spacious accommodation throughout, with an open-plan lounge to contemporary kitchen, including integrated appliances. Light & airy main bedroom with en-suite, along with 2nd double bedroom plus main bathroom.

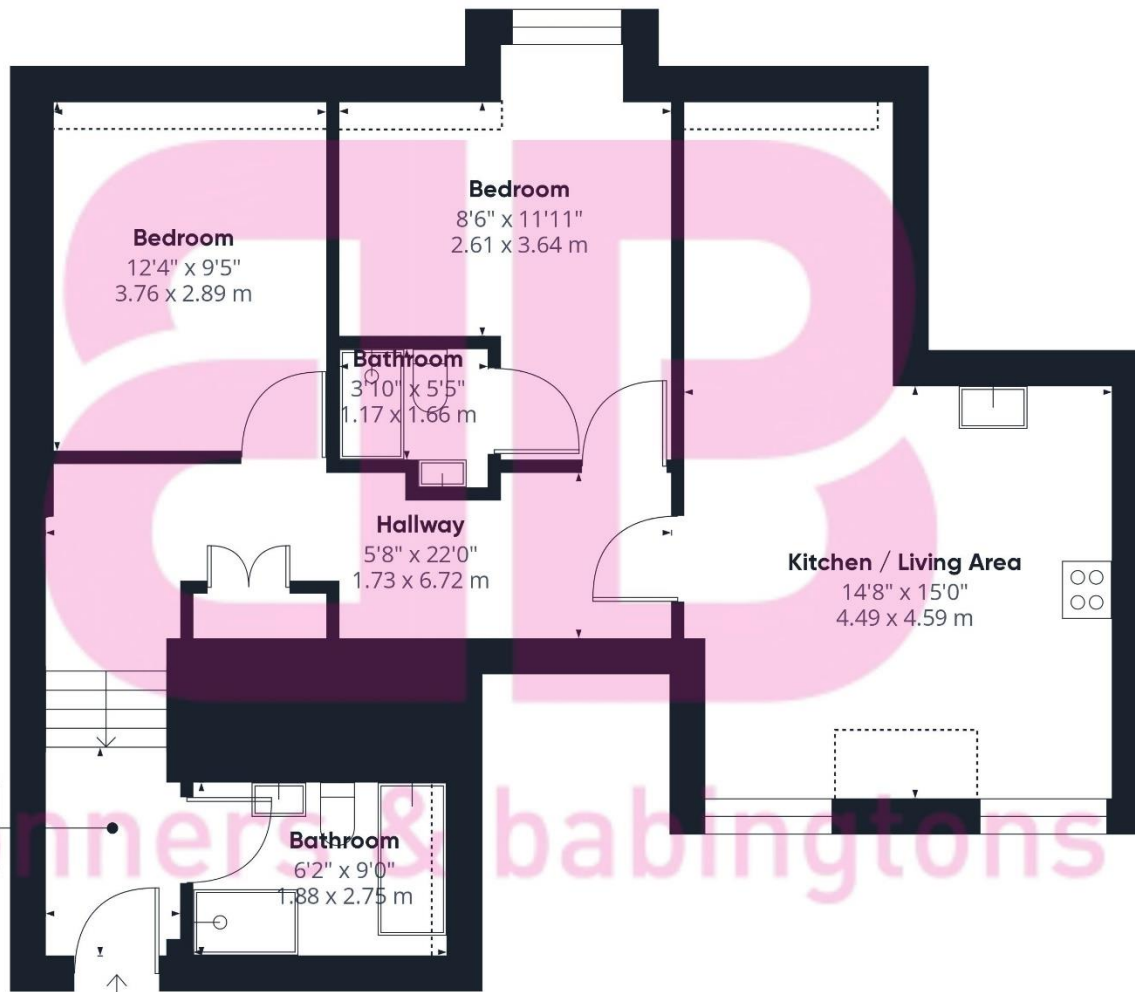
Outside there are communal gardens plus one allocated parking space. The property benefits from gas central heating and double glazing.

Just a 5-minute walk from the train station, and accessed from Amersham Hill, this development is perfectly situated to offer exceptional transport links to London via the Chiltern Line.

Chilworth House sits within touching distance of High Wycombe town centre and the Royal Grammar School and enjoys easy access to the M40 motorway for travel

NO UPPER CHAIN - A fabulous 2 bedroom 2 bathroom luxury apartment with spacious living accommodation, situated in a prime location within easy walking distance of the mainline station and towns amenities. Lovely contemporary interior and communal gardens. EXCELLENT TRANSPORT LINKS





Approximate total area⁽¹⁾

796.32 ft²
73.98 m²

Reduced headroom

36.67 ft²
3.41 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



bonners & babingtons

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX

01844 343661

www.bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170