



bonners & babingtons

Chilworth House  
High Wycombe



Chilworth House  
Rectory Avenue  
High Wycombe  
Buckinghamshire  
HP13 6HN

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- 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.

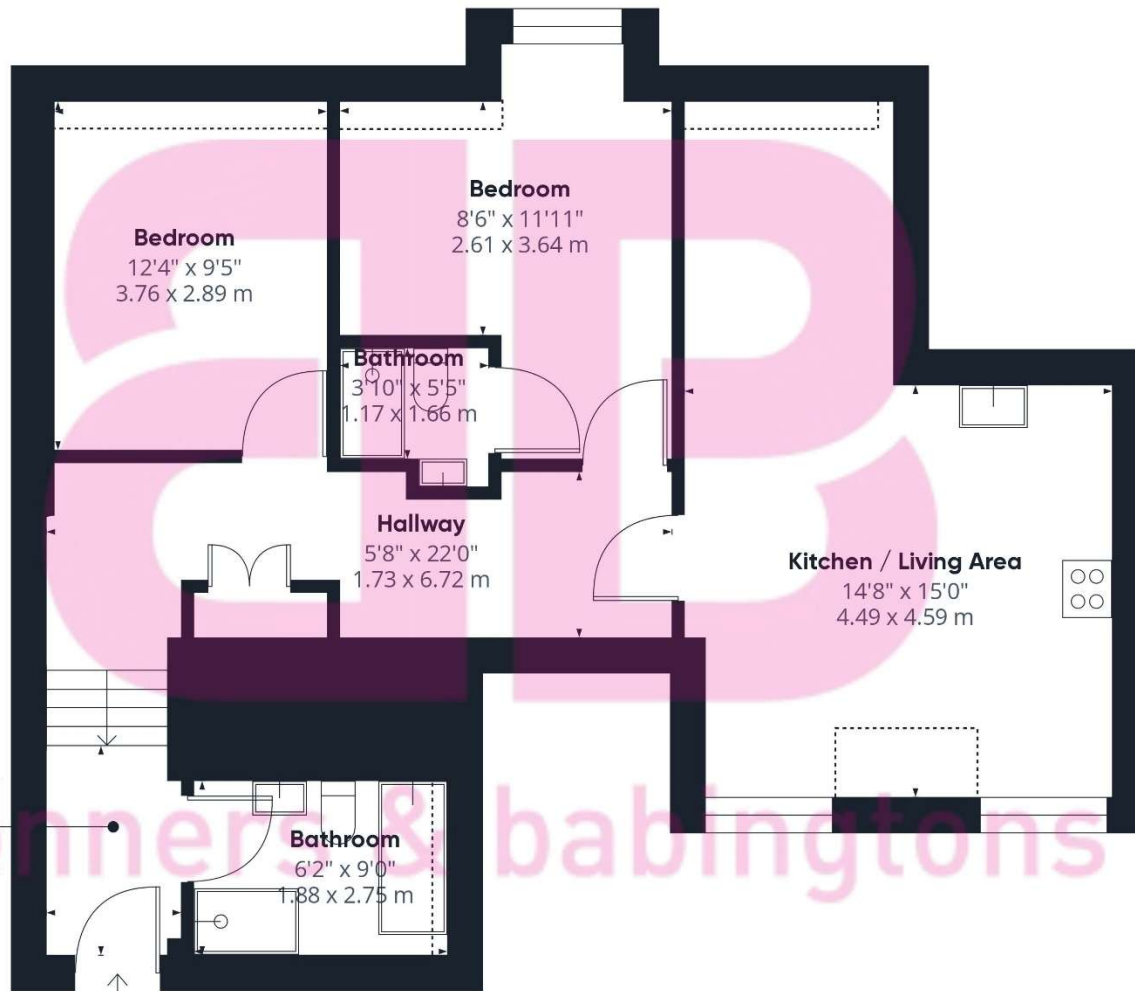
Just a 5-minute walk from the train station, and accessed from Amersham Hill, this development is perfectly situated to offer exceptional transport links to London via the Chiltern Line.

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<sup>(1)</sup>**

796.32 ft<sup>2</sup>  
73.98 m<sup>2</sup>

**Reduced headroom**

36.67 ft<sup>2</sup>  
3.41 m<sup>2</sup>

(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.

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