



Flat 7, Fairlawns Amersham Road, High Wycombe - HP13 6PA  
£410,000

**TIM RUSS**  
& Company





## Flat 7

Fairlawns, Amersham Road, High Wycombe

- Offered for sale with no onward chain and situated close to excellent transport links, highly regarded schools and all amenities
- A spacious penthouse apartment (1388 sq ft) with an extended lease and no ground rent
- Welcoming entrance hall with ample storage
- Bedroom two with ensuite shower room and storage cupboard
- Family bathroom
- Main bedroom with dressing area and ensuite shower room
- Bedroom three with storage cupboard
- Kitchen with built in appliances
- 24ft sitting/dining room
- Communal gardens and allocated parking

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.





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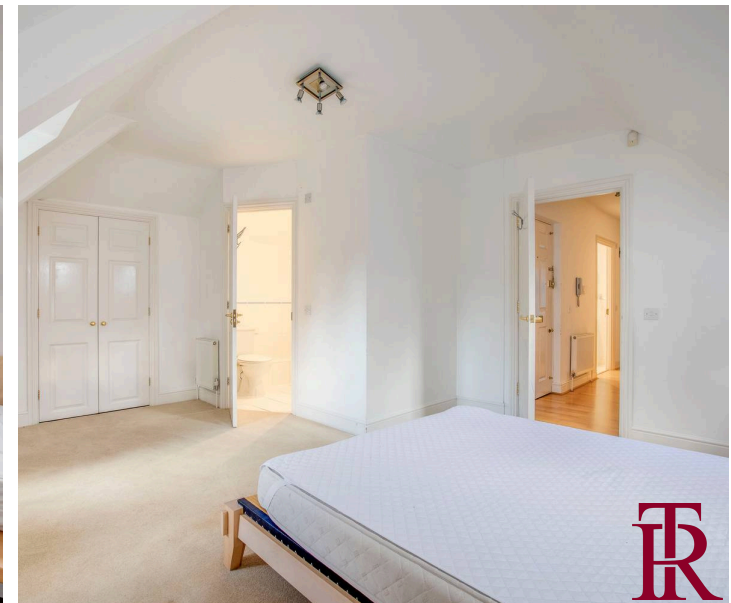
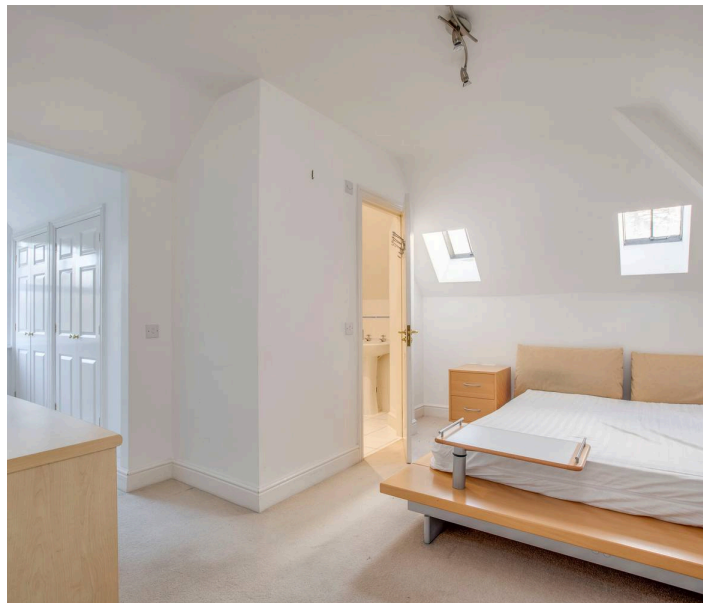
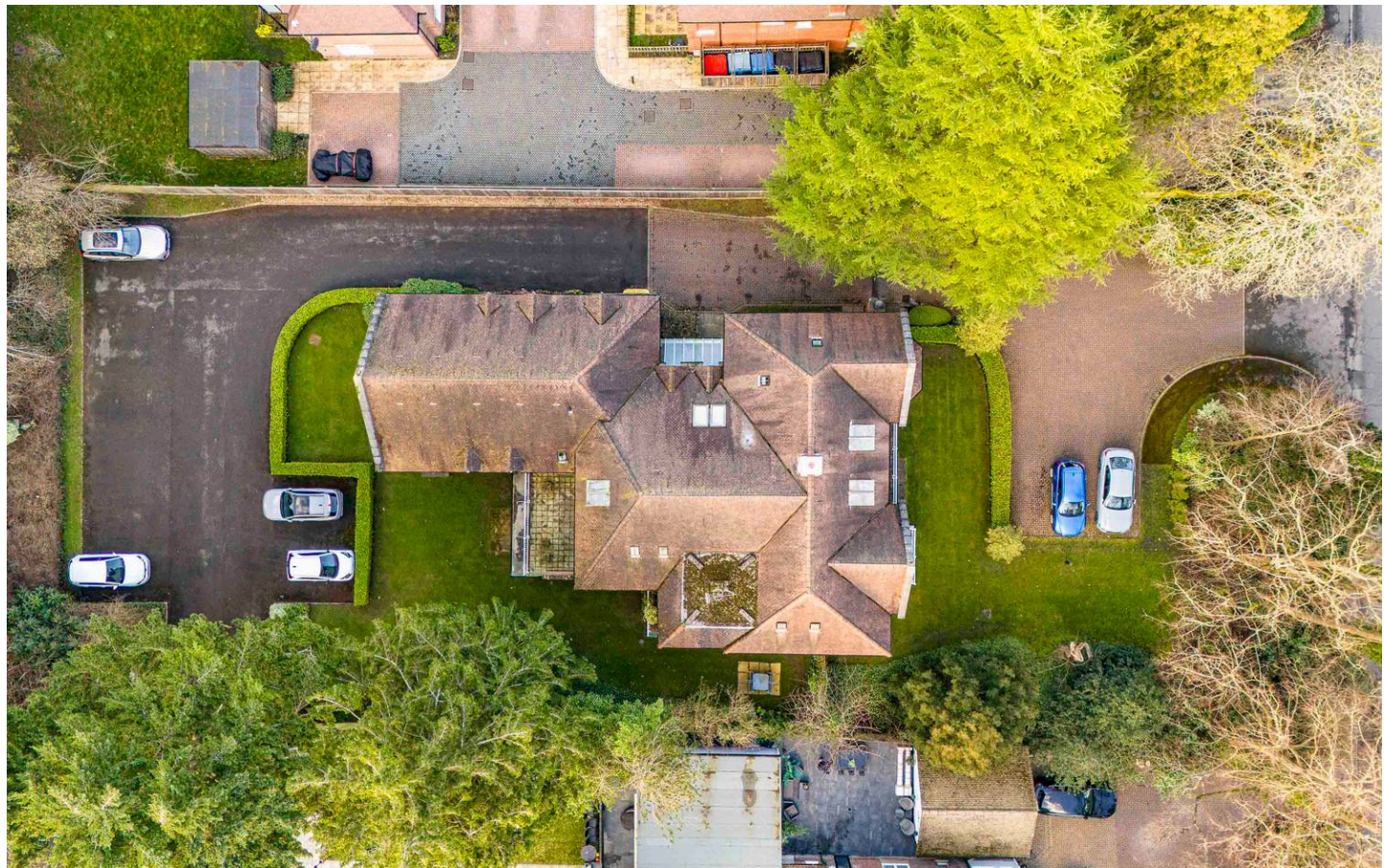
Offered for sale with no onward chain is this penthouse apartment presenting a rare opportunity in a highly sought-after location, boasting convenient access to excellent transport links, highly regarded schools, and all local amenities. Spanning an impressive 1388 square feet, this spacious property offers a welcoming entrance hall with ample storage. The property has three bedrooms and a family bathroom, with the second bedroom benefiting from an ensuite shower room while the main bedroom boasts a dressing area and ensuite shower room. The kitchen comes equipped with built-in appliances, while the 24ft sitting/dining room provides an ideal setting for relaxation or entertaining guests. Residents can enjoy the communal gardens and the convenience of allocated parking, ensuring a seamless living experience in this remarkable 3-bedroom property.

The external charm of this penthouse apartment is further accentuated by the delightful communal gardens enveloping the property, offering pleasant green space for residents to unwind and enjoy the outdoors without having to venture far from home. Moreover, this property comes with an allocated parking space and visitor parking.

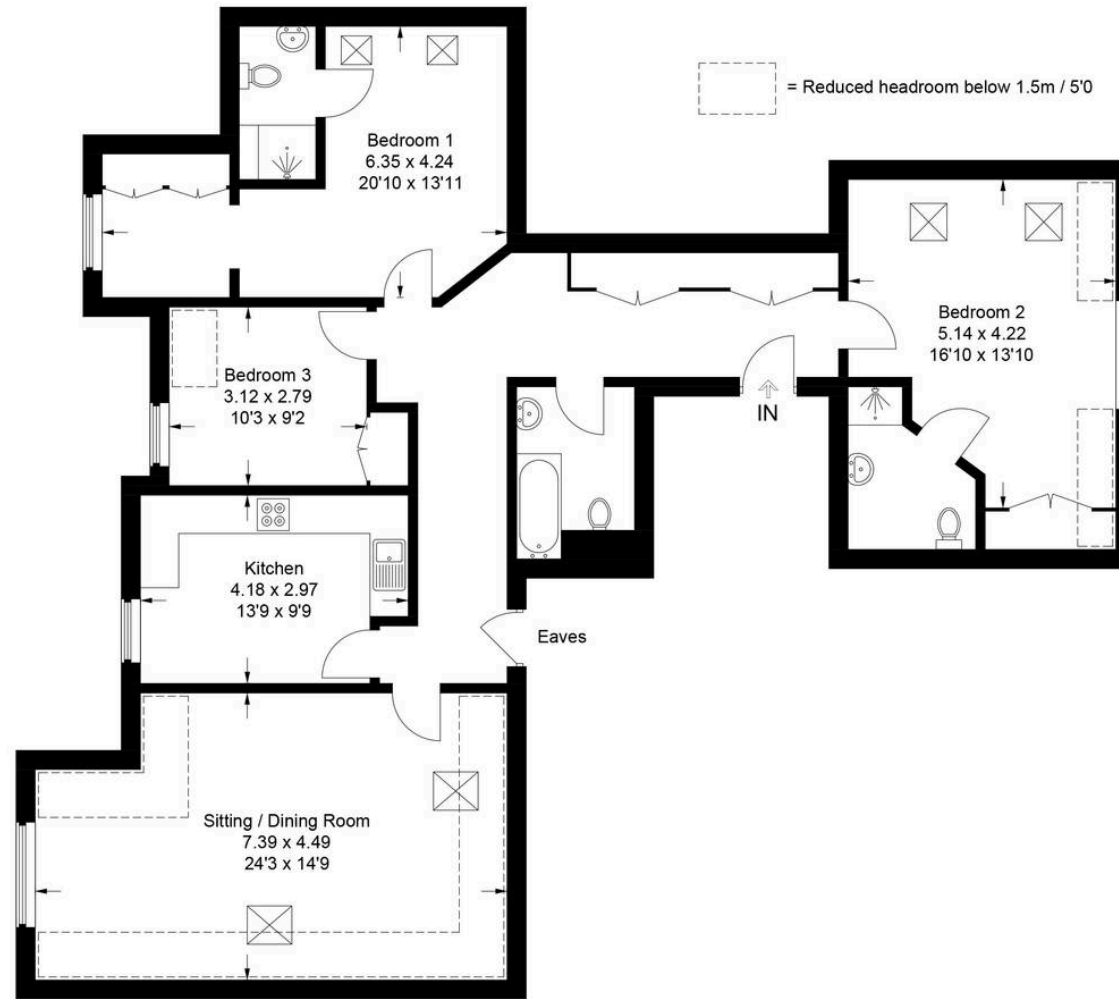
**Council Tax band: D**

**Tenure: Leasehold**

**EPC Energy Efficiency Rating: C**







## Flat 7, Fairlawns, Amersham Hill, HP13 6PA

Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft

Floor Plan produced for Tim Russ & Company 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.

# Tim Russ and Company

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