



Flat 8, Fairlawns Amersham Road, High Wycombe - HP13 6PA

Offers Over £310,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this rarely available ground floor two bedroom apartment with its own private entrance
- Gated development situated within walking distance to the The Royal Grammar school, High Wycombe town centre and railway station
- Benefiting from its own private patio area and set in landscaped communal gardens
- Lease extended in 2011 to 30th August 2191 - 165 years remaining

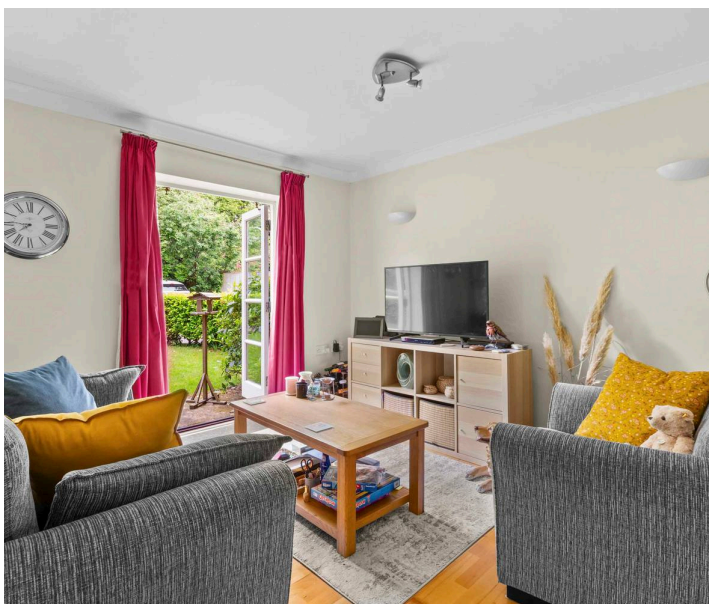
The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property 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.

Council Tax band: C / EPC Rating: C/ Tenure: Leasehold

Maintenance Charge: £1200 twice a year in January & July - includes establishment of a contingency fund.



Peppercorn - £0.



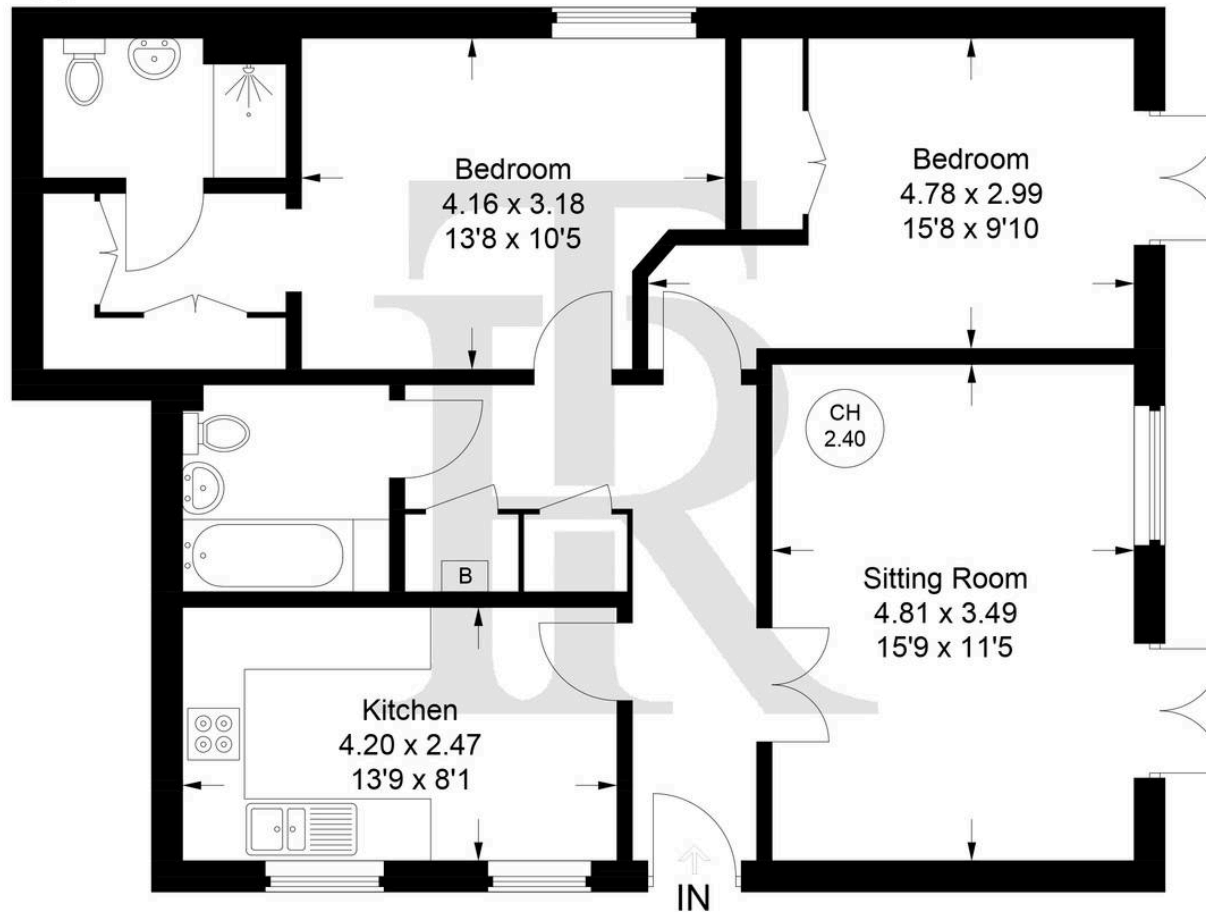
Offered for sale with no onward chain, this rarely available ground floor two bedroom apartment provides an exceptional opportunity for buyers seeking comfort, convenience, and privacy. The property is set within a sought-after gated development, ideally situated within walking distance of The Royal Grammar School, High Wycombe town centre, and the railway station.

The apartment benefits from its own private entrance, leading into a welcoming entrance hall with useful storage cupboards (one housing the gas-fired boiler). The spacious sitting room features French doors opening directly onto a small patio area, perfect for relaxing. The well-equipped kitchen offers a comprehensive range of base and eye-level units, providing ample storage and workspace. The principal bedroom boasts a dressing area with built-in wardrobes and a modern ensuite shower room, while the second bedroom also includes fitted wardrobes and patio doors opening to the communal gardens and is served by the bathroom. The property further benefits from an extended lease (with 165 years remaining), ensuring long-term peace of mind.

The outside space is equally impressive, with the apartment enjoying its own patio area that seamlessly connects to beautifully landscaped communal gardens. This tranquil setting provides a peaceful retreat from the bustle of daily life and is ideal for outdoor dining or simply enjoying the greenery. The development offers generous parking facilities, with car parking available at the rear (with no designated spaces or limits) and additional visitor parking to the front, ensuring convenience for residents and guests alike.



CH
2.40 = Ceiling Height



Flat 8, Fairlawns, Amersham Road, HP13 6PA

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.