



4 Loakes House Rutland Street, High Wycombe

£425,000



Robertsons

# 4 Lookes House Rutland Street

High Wycombe, High Wycombe

An impressive split level apartment in this stunning converted Georgian Grade II Listed house. The property is quietly situated within a short walk of the town centre. Entrance hall, Sitting room with wood burner, Kitchen, Dressing room/Study, Galleried bedroom, Two further bedrooms, Two bathrooms, Electric heating, Communal gardens, Two allocated parking spaces. NEW 999 year lease to be granted and share of Freehold. NO CHAIN.

Council Tax band: D

Tenure: Share of Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, storage heater, security entryphone

## Sitting room

A stunning room with bay window to side, multi fuel burner, two storage heaters, feature fireplace, ceiling rose, ornate coving

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in fridge/freezer, built in dishwasher, fitted four ring Neff induction hob with extractor over, built in Miele oven, built in Miele microwave, space for table, electric heater, wood block flooring, ceiling rose, walk in larder cupboard with space and plumbing for washing machine and space for appliances, storage heater, windows to front and side





### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, fitted mirror, tiled walls

### **Dressing room/Study**

Storage heater, airing cupboard housing foam clad hot water cylinder and shelved storage, stairs to galleried Bedroom, windows to side and rear

### **Galleried Bedroom 1**

Electric heater, window to front

### **First floor**

#### **Landing**

Airing cupboard housing foam clad hot water cylinder and shelved storage

#### **Bedroom 2**

Range of built in wardrobes, electric heater, window to front

#### **Bedroom 3**

Electric heater, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, window to side

### **Communal gardens**

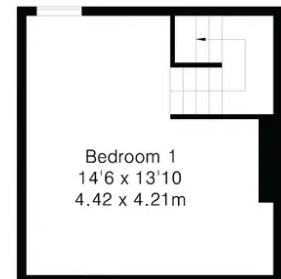
Communal gardens to the side and rear of the property

### **Parking**

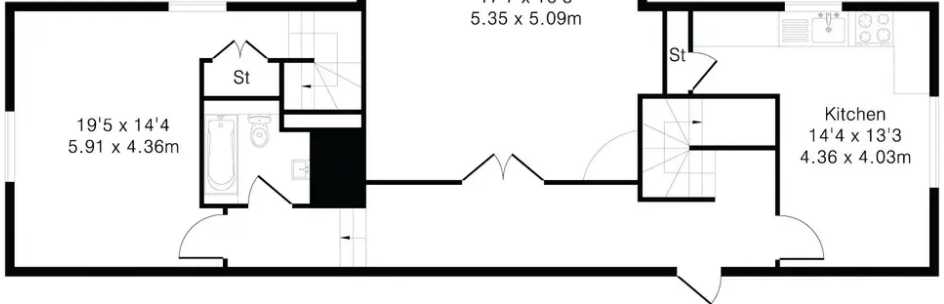
There are two allocated parking spaces and a further visitors parking area



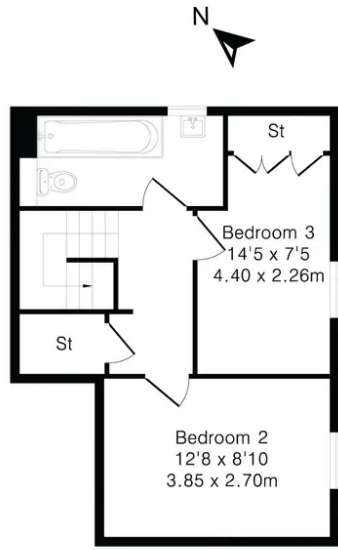
Approximate Gross Internal Area 1404 sq ft – 131 sq m  
Ground Floor Area 838 sq ft – 78 sq m  
First Floor Area 566 sq ft – 53 sq m



First Floor



Ground Floor



First Floor



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