



Flat 43, The Residence Wycombe Road, Saunderton

£285,000

High Wycombe

## Flat 43

The Residence Wycombe Road, High Wycombe

*Stylish one bedroom apartment in The Residence, Saunderton. Spacious, light filled, open plan living, modern kitchen, fitted wardrobes, on site gym, landscaped grounds, near station.*

*Council Tax band: C*

*Tenure: Leasehold*

*EPC Energy Efficiency Rating: D*

*EPC Environmental Impact Rating: D*





### Description:

*Positioned on the second floor of the iconic Residence building in Saunderton, this beautifully designed one bedroom apartment offers an exceptional sense of space, light and sophistication. With elevated views across the landscaped grounds and surrounding Chiltern countryside, this is a home that immediately captures attention.*

*The apartment has been thoughtfully styled and furnished to create a striking yet welcoming living environment. From the moment you enter, the scale of the accommodation becomes apparent, with a wide entrance hall leading through to the impressive open plan living space. Large windows frame the outlook and flood the apartment with natural light, enhancing the airy feel that runs throughout.*

*The open plan kitchen, living and dining area forms the heart of the home and has been designed with both everyday living and entertaining in mind. The contemporary kitchen is fitted with high quality Bosch appliances, sleek cabinetry and quartz worktops, combining practicality with understated elegance. The generous proportions of the room allow for clearly defined dining and lounge areas, creating a versatile and highly usable space.*

*The bedroom is a calm and spacious retreat, beautifully presented and complemented by fitted wardrobes that provide ample storage without compromising on style. The bathroom is well finished with modern fittings and clean, contemporary tiling, providing a practical yet stylish space.*



### **Overview:**

*The Residence is a striking Art Deco inspired development, sympathetically converted to provide modern homes of real character. Set within approximately 8 acres of landscaped communal grounds, the development offers a peaceful and private setting while remaining exceptionally well connected.*

*Saunderton Station is just 0.1 miles away, providing a direct service to London Marylebone in approximately 47 minutes, making this an ideal choice for commuters seeking countryside living without sacrificing convenience.*

*Residents benefit from access to a well equipped on site gym, available at no additional cost, along with lift access to all floors and beautifully maintained communal areas that enhance the overall sense of quality and community within the building.*

### **Nearby:**

*Saunderton Station = 0.1 mile*

*High Wycombe = 5.2 miles*

*Princes Risborough = 4.1 miles*

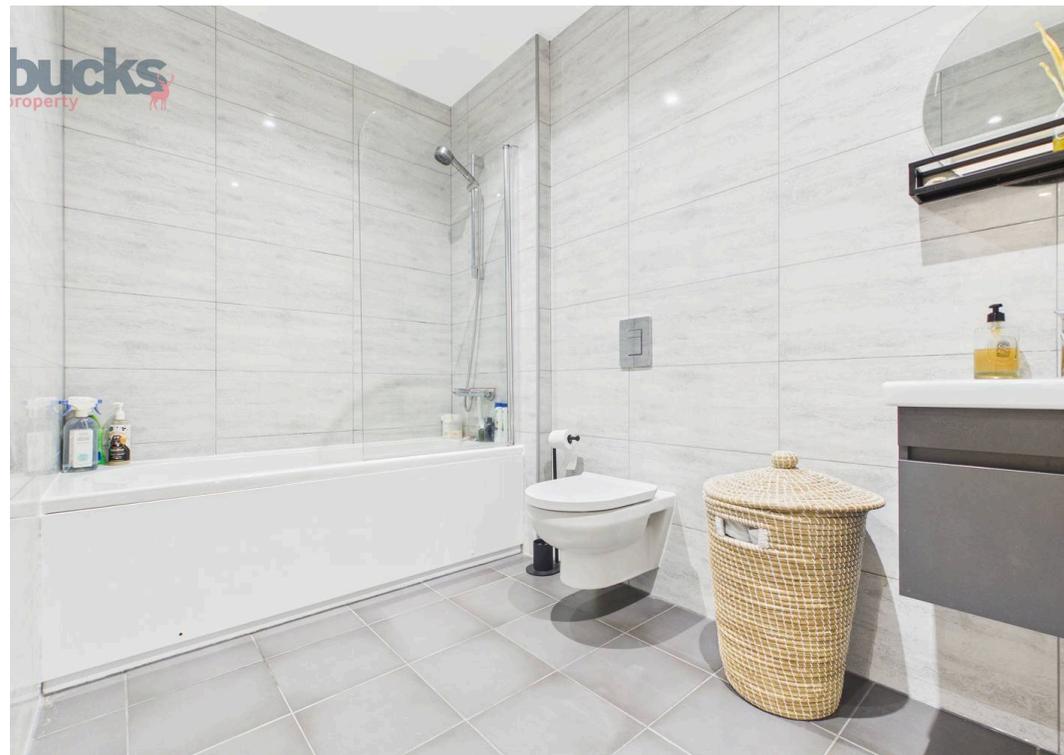
*Thame = 11 miles*

*West Wycombe = 3.1 miles*

*Local village pub (walk) = 0.1 mile*

### **What We Love:**

*This apartment is a real head turner. The elevated position, far reaching views and abundance of natural light combine to create a home that feels both impressive and effortlessly comfortable. The proportions are excellent, the finish is beautifully considered and the overall design delivers a genuine sense of modern luxury within one of the area's most distinctive developments.*



**Kitchen / Living Area**  
16'6" x 21'8"

**Bedroom**  
11'2" x 17'0"

**Hallway**  
11'6" x 8'0"

**Bathroom**  
5'9" x 10'2"

**Storage Room**  
9'9" x 4'11"



**Approximate total area<sup>(1)</sup>**  
765 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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