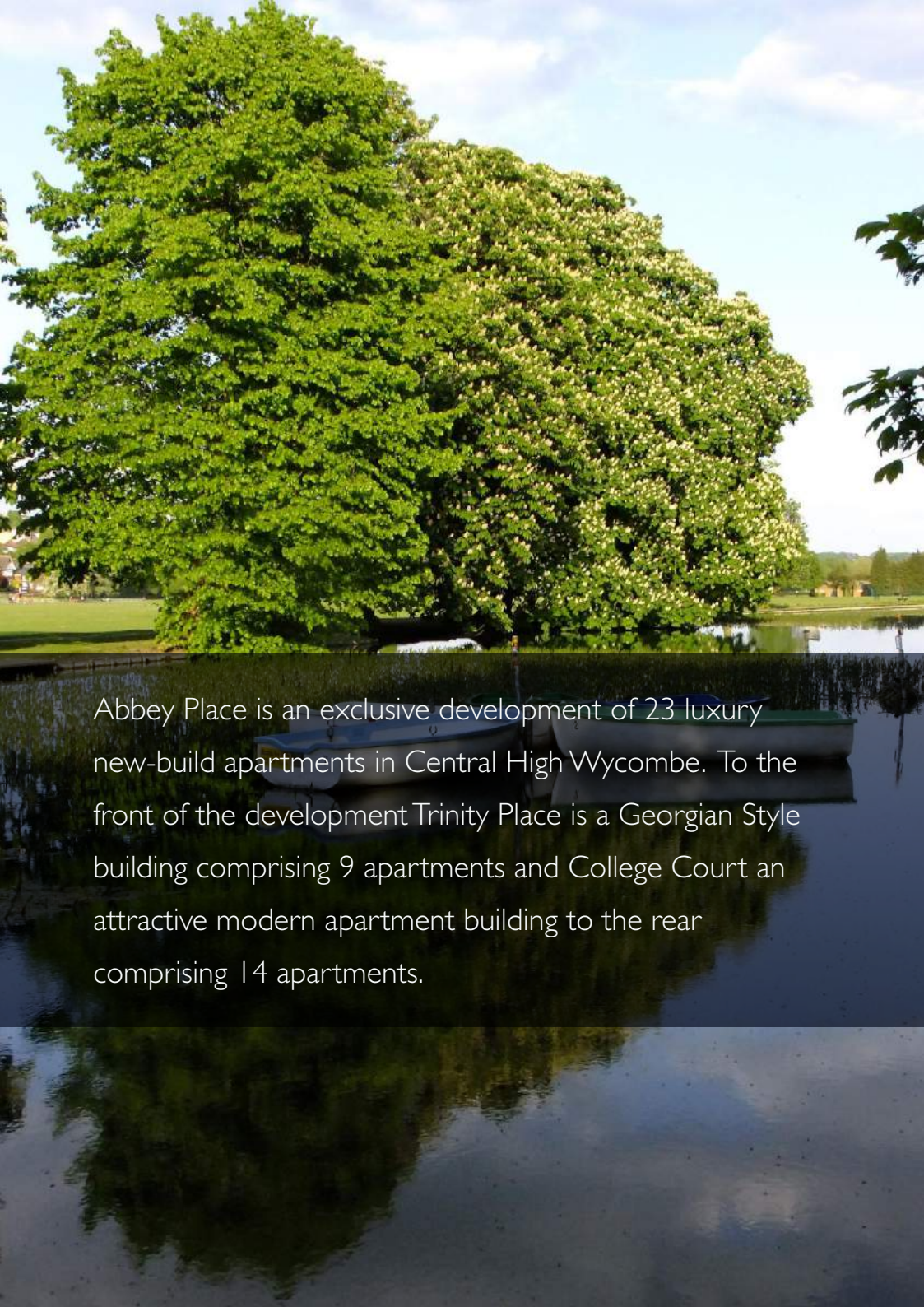


AbbeyPlace.co.uk

HIGH

WYCOMBE

HP11



Abbey Place is an exclusive development of 23 luxury new-build apartments in Central High Wycombe. To the front of the development Trinity Place is a Georgian Style building comprising 9 apartments and College Court an attractive modern apartment building to the rear comprising 14 apartments.

Situated within a few minutes walk of The Rye Park, High Wycombe Town Centre & mainline Railway Station, the Abbey Place Development offers excellent transport links and easy access to all of the town's amenities.

The Rye Park is one of the largest parks in the district covering an area of 53 acres and offers off-road cycle trails and riverside walks. Buckinghamshire is renowned for its grammar school system, with High Wycombe offering excellent grammar, state & private education options.

With London (Marylebone) just a 27 minute journey by train, the Abbey Place Development offers commuters the convenience of the City whilst being close to the peace and beauty of the Home Counties. It would be hard to find a more convenient location in High Wycombe

College Court, Abbey Place Development, High Wycombe HPI | IWP



Abbey Place

The Abbey Place Development is located a stone's throw away from High Wycombe mainline Railway Station, which offers direct trains to London Marylebone Station in 27 minutes. There are also direct rail links to Aylesbury, Banbury and Bicester, making the development ideally located for commuters.

High Wycombe benefits from easy access to the M40 (Junction 4), allowing quick access (less than 20 miles) to Heathrow Airport and the rest of London via the M25, M40 and M4.

Railway Station
5 minute walk

M40 Junction 4
4 minute drive

Wembley Stadium
16 minute train

Heathrow Airport
26 minute drive

Bicester Village
30 minute train

The Rye Park
1 minute walk

Eden Shopping Centre
9 minute walk

M25
5 minute Drive

Henley
22 minute drive

London Marylebone
27 minute train

Oxford
40 minute drive



College Court is an exclusive development of 14 apartments located on a private access road just off Easton Street right in the centre of High Wycombe. Ideal for young professionals, commuters and investors, this exceptional new development benefits from its proximity to London and the facilities, services and major transport routes that High Wycombe offers.

College Court offers two exquisite penthouse apartments and twelve contemporary two-bedroom apartments, each cleverly designed to provide optimum living space, an outside space and some parking. The impressive specification means you can take pride in choosing a fine apartment with a prestigious address in the heart of High Wycombe with its wealth of Leisure, Retail and Educational facilities. College Court is a superb development of elegant apartments with careful attention to detail in both design and construction giving a distinctive look and a robust structure. The external façade is impressive, whilst inside ample space offers modern living with a bespoke touch. Each apartment is light, bright and spacious providing a comfortable and welcoming home in a prominent city centre position.

The interiors have been designed to provide a neutral palette awaiting your personal touch, whilst the high-end appliances, fixtures and fittings provide you with modern-day convenience.





Transport

The newly re-developed High Wycombe Railway Station is within 4 minutes walk of the Development providing direct services to London Marylebone. High Wycombe is strategically located on the M40 motorway, with Junction 4 only 1.5 miles away providing access to the national motorway network, Central London and Heathrow Airport and is only 5 minutes away from the M25.

The town has a central bus station attached to the Eden Shopping Centre which services the town's local districts. It also has a Park and Ride facility located close to Junction 4 of the M40.

Location

Situated in the heart of Buckinghamshire, the Abbey Place Development is ideally situated to enjoy the stunning landscapes, rolling countryside and magnificent beechwood forests that surround High Wycombe. National Trust protected properties such as Hughenden Manor, a three-floor mansion with beautifully landscaped gardens and also the annual Royal Regatta in Henley that takes place not too far from High Wycombe make for wonderful days out. Just a few minutes' walk is Rye Park which offers numerous facilities including children's playgrounds, catering outlets, fishing and boating, off-road cycle trails and riverside walks. Whether exploring the regions history or escaping the stresses of modern living you will not have to travel far from this charming English Town.

High Wycombe may be close to beautiful countryside, but as central London is less than 30 miles away and quick and easy to get to, you are well placed to enjoy the entertainment the Capital has on offer.





High Wycombe is a busy market town and has a lively town centre. The Eden Shopping Centre boasts 107 shops, 22 lane Bowling Centre, 12 screen Cineworld Cinema, library and an extensive variety of restaurants and cafes. The area is not short of leisure amenities, in addition to the 24-hour Fitness First Gym only a short walk away, tennis lovers can take advantage of the High Wycombe Lawn or Hazlemere Tennis Clubs, Golf enthusiasts are well catered for with three superb 18-hole courses all within easy reach and Booker Gliding Club and two flying schools at Wycombe Air Park. For more cultural pursuits, the Wycombe Swan Theatre showcases a wide variety of comedy, drama and musical productions including transfers from London's West End.

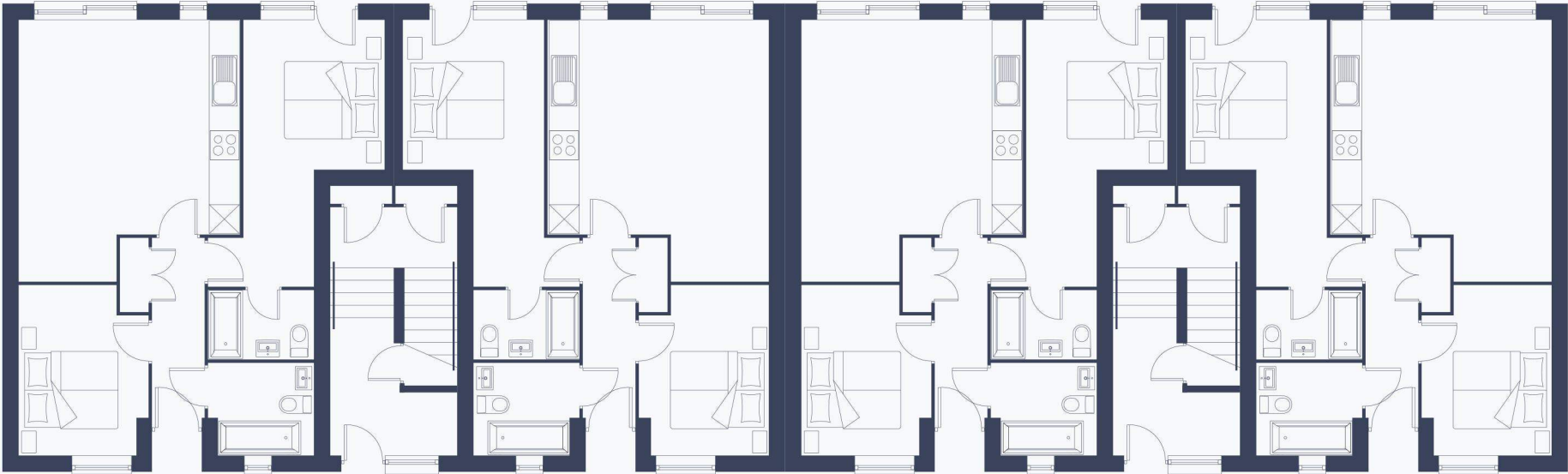


For history and heritage lovers, the whole area surrounding High Wycombe features a wealth of beautiful country houses including West Wycombe Park with historic Georgian gardens, lakes and temples and Cliveden House which has miles of woodland paths and picturesque riverside walks and exquisite formal gardens.



Ground Floor

Apartments 1, 2, 3 & 4



Apartment 1		Apartment 2		Apartment 3		Apartment 4	
Kitchen / Living / Dining	5.5m x 4.6m	Kitchen / Living / Dining	5.5m x 4.6m	Kitchen / Living / Dining	5.5m x 4.6m	Kitchen / Living / Dining	5.5m x 4.6m
Master Bedroom	5.5m x 2.9m	Master Bedroom	5.5m x 2.9m	Master Bedroom	5.5m x 2.9m	Master Bedroom	5.5m x 2.9m
Bedroom 2	3.5m x 2.7m	Bedroom 2	3.5m x 2.7m	Bedroom 2	3.5m x 2.7m	Bedroom 2	3.5m x 2.7m
Garden		Garden		Garden		Garden	

1st Floor

Apartments 5, 6, 7 & 8



Apartment 5		Apartment 6		Apartment 7		Apartment 8	
Kitchen / Living / Dining	5m x 5m	Kitchen / Living / Dining	5.7m x 5.44m	Kitchen / Living / Dining	5m x 5m	Kitchen / Living / Dining	5.7m x 5.44m
Master Bedroom	4m x 2.52m	Master Bedroom	3.59m x 2.52m	Master Bedroom	4m x 2.52m	Master Bedroom	3.59m x 2.52m
Bedroom 2	2.95m x 3.13m	Bedroom 2	2.96m x 3.13m	Bedroom 2	2.95m x 3.13m	Bedroom 2	2.96m x 3.13m

2nd Floor

Apartments 9, 10, 11 & 12



Apartment 9		Apartment 10		Apartment 11		Apartment 12	
Kitchen / Living / Dining	5m x 5m	Kitchen / Living / Dining	6.17m x 5.44m	Kitchen / Living / Dining	5m x 5m	Kitchen / Living / Dining	6.17m x 5.44m
Master Bedroom	4m x 2.52m	Master Bedroom	3.59m x 2.52m	Master Bedroom	4m x 2.52m	Master Bedroom	3.59m x 2.52m
Bedroom 2	2.95m x 3.13m	Bedroom 2	2.96m x 3.13m	Bedroom 2	2.95m x 3.13m	Bedroom 2	2.96m x 3.13m

Penthouse

Apartments 13 & 14



Apartment 13

Kitchen / Living / Dining	7.05m x 4.17m
Master Bedroom	6.15m x 3.93m
Bedroom 2	4.07m x 2.66m

Apartment 14

Kitchen / Living / Dining	7.05m x 4.17m
Master Bedroom	6.15m x 3.93m
Bedroom 2	4.07m x 2.66m









GENERAL

- 125 year lease to each apartment
- 12 year BLP Warranty
- Built to comply with all current building regulations
- Video entry system providing secure entry to the building allowing access with fobs and keys
- Private outside garden space and entrance to Ground Floor
- Balconies and Parking Space to Upper Floors
- Secure Bike store & Bin store

HEATING

- Gas-fired high efficiency combination boiler
- Wet central heating system with radiators to all rooms with the exception of bathrooms and ensembles
- Heated towel rails to bathrooms and ensembles
- Thermostatic valves to radiators
- Fully programmable heating system

FLOORING

- Luxury Karndean™ flooring throughout hallway & living areas
- Luxury Karndean™ Tiled floor in bathrooms with co-ordinating ceramic wall tiles to all wet areas
- Carpets to all bedrooms

ELECTRICAL

- White low energy downlighters throughout
- Prewired to accept Sky+, Freeview TV, Virgin, telephone and DAB & FM radio to living/dining and bedrooms
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power; battery backed up smoke detectors
- Satin stainless steel finish switches and sockets throughout
- NICEIC Certified.

KITCHENS

- High gloss finish, Crown Imperial Handle-less contemporary Kitchens
- Fully fitted with Minerva Acrylic surfaces and upstands (choice of colours)
- Sink unit (under mounted) with mixer tap
- Designer glass splash back behind cooker
- Bosch™ appliances; double oven & hob
- Integrated Bosch™ dishwasher & fridge freezer appliances
- Integrated Bosch™ washer/dryer appliance

BATHROOMS

- Designer Roca™ range basin, basin unit (with choice of colour), wall hung WVC with concealed cistern, soft close seat and cover
- Shower rooms to have walk in shower enclosure, Bathrooms with durable Lucite® acrylic baths with an encapsulated base board for increased strength and rigidity
- Thermostatic 'rain' shower with handheld attachment
- Glass hinged shower screens with chrome channels
- Electric heated towel rail
- Shaver point.

DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Increased u-values in excess of current regulations
- Maximised light & space to allow for more daylight & less electricity
- High Performance Aluminium windows

College Court & Trinity Place
Abbey Place Development
Easton Street
High Wycombe
HP11 1WP
AbbeyPlace.co.uk