







Upon entering the property, you're welcomed by a generous entrance hallway, setting the tone for the space and comfort this home offers. Straight ahead is the sleek, modern family bathroom, beautifully finished for everyday convenience. Further along the hall, you'll find a well-proportioned double bedroom and a stunning open-plan kitchen, dining, and living area – perfect for both relaxing and entertaining. The kitchen is finished to a high standard, complete with integrated appliances including a fridge freezer, four-ring gas hob, oven, and extractor fan. One of the apartment's standout features is the bright and airy sitting area, which opens via double doors onto a private, south-facing patio. Bathed in sunlight throughout the day, it's the ideal spot for morning coffee or evening unwinding.

Constructed in 2007 by St. James Homes, a prestigious subsidiary of The Berkeley Group, Rollings House offers a superb standard of living in a modern, well-appointed development. Each apartment benefits from a high-quality specification, featuring gas central heating, UPVC double glazing, built-in storage and wardrobes, as well as a secure intercom entry system. Residents also enjoy gated access to secure parking, ensuring both peace of mind and convenience.



Property Information

-  ONE BEDROOM APARTMENT
-  GATED PARKING FOR ONE CAR
-  SOUTH FACING PATIO
-  COUNCIL TAX BAND - B
-  GREAT INVESTMENT PROPERTY
-  TURN KEY CONDITION
-  WALKING DISTANCE TO LOCAL AMENITIES
-  989 YEAR LEASE
-  EPC- C
-  485 SQ FT



x1

Bedrooms



x1

Reception Rooms




x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Local Area
Wycombe Retail Park offers a selection of high street favourites such as M&S Simply Food, Pizza Hut, and Subway, while a large Tesco Extra and Boots are located just minutes away at Handy Cross. For a more varied shopping experience, Eden Shopping Centre in the town centre boasts an array of popular retailers, cafés, and independent boutiques.

For leisure and recreation, the area offers a wealth of green space and outdoor amenities. The scenic Wycombe Rye and River Wye provide picturesque walking routes, open parkland, and play areas, ideal for families and outdoor enthusiasts. Wycombe Leisure Centre offers a modern gym, swimming pools, and a wide range of sports facilities, while the nearby Chiltern Hills, designated an Area of Outstanding Natural Beauty it offers endless walking, cycling, and exploring opportunities in the countryside.

Transport Links
Just over a mile from High Wycombe train station, commuters can enjoy fast and direct rail services into

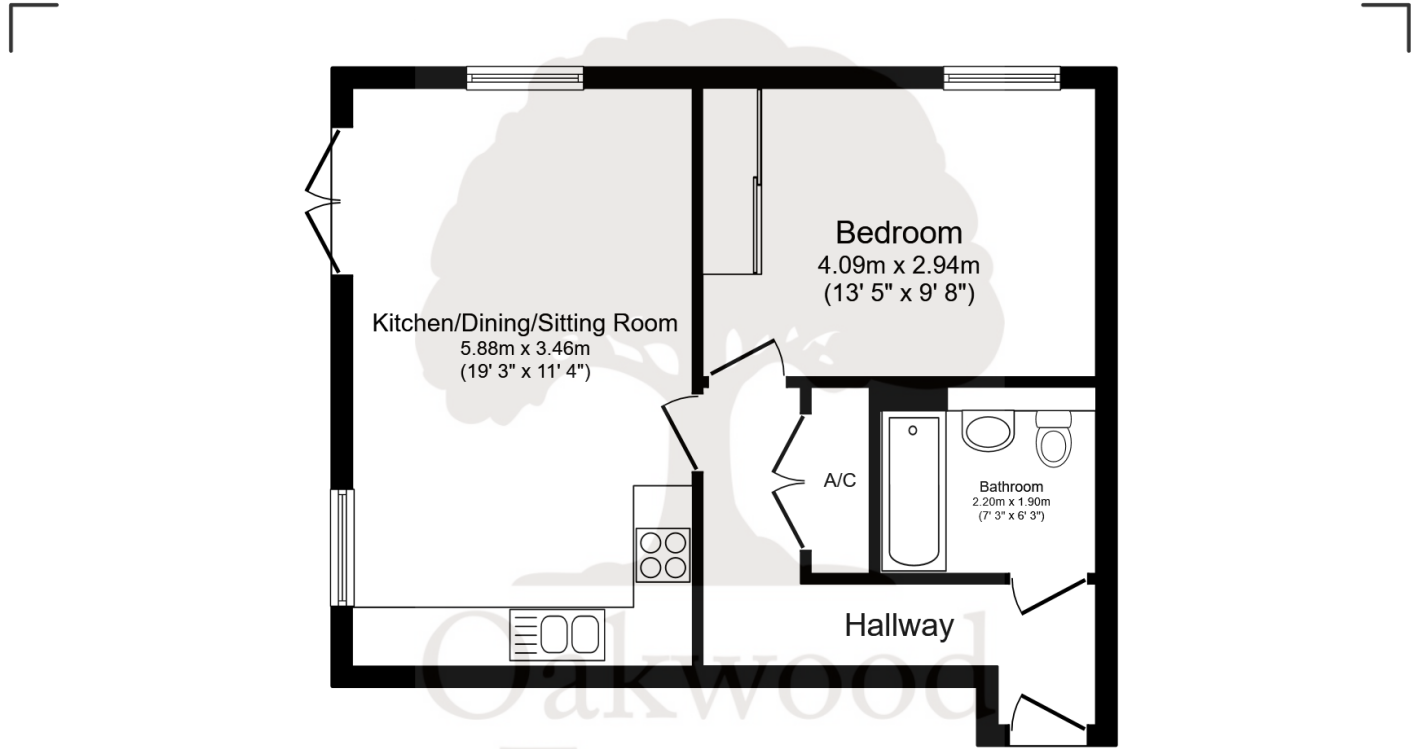
London Paddington in under 30 minutes, while the nearby Handy Cross roundabout (M40 Junction 4) provides effortless access to Oxford, London, and the wider motorway network. Regular bus and coach services also link the area to Heathrow Airport and central Oxford, making it ideal for both professionals and frequent travellers.

Rental Yield
We value the property to obtain £1250 pcm, equating to a 7.14% yield.

Ground Rent And Service Charge
We believe that the ground rent for this property is £430 PA and the service charge is circa £1400 pa.

Council Tax
Band B

Floor Plan



Floor Plan
Floor area 45.0 sq.m. (485 sq.ft.)

Total floor area: 45.0 sq.m. (485 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

