



Old Kiln Place, Old Kiln Road | Flackwell Heath, HP10 9NR

The **Frost** Partnership

# Old Kiln Road,

Flackwell Heath

PRICES FROM £550,000 (Share of Freehold)

**OLD KILN PLACE IS A BEAUTIFULLY PRESENTED GATED DEVELOPMENT.**

Located in the **CENTRE** of the village within walking distance of all the amenities it has to offer and located close to Flackwell Heath Golf Club.

The apartments are very spacious light and airy With **TWO** bedrooms, **TWO** bathrooms and allocated parking and leases of 999 years. The properties have been built to a high specification, complemented with a modern and contemporary layout design and colour scheme.

## Location:

Flackwell Heath is a highly desirable village offering excellent transport links. Conveniently situated for the M40 at Junction 3, it provides easy access to the M25 and beyond. Beaconsfield's main line train station, just 3 miles away, offers a swift 20-minute journey to London Marylebone.

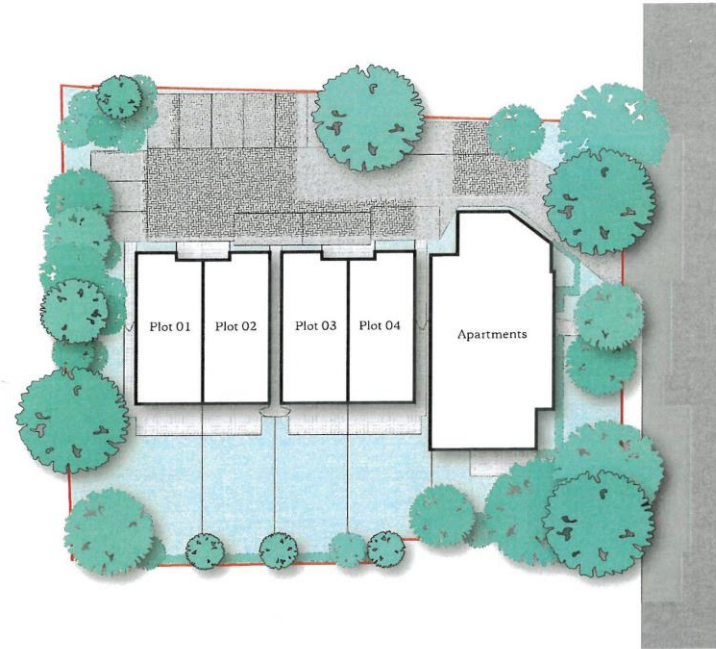
The village boasts two well-regarded primary schools and is within the catchment area for local grammar schools. For leisure and convenience, the state-of-the-art High Wycombe Sports Centre and Waitrose are just a short drive away, with the popular John Lewis and Next department stores located nearby at the Handy Cross roundabout.

POSTCODE ● HP10 9NR

ENERGY EFFICIENCY CERTIFICATE RATING ● B

COUNCIL TAX BAND ● TBC

OLD KILN ROAD SITEPLAN





### **Accommodation:**

**Entrance Hall -Open Plan Kitchen/Living/Dining - A spacious, modern layout ideal for both entertaining and everyday living.**

**Master Bedroom with En-suite Shower Room - A generously sized master bedroom featuring an en-suite for added convenience.**

**Bedroom Two - A well-proportioned second bedroom, perfect for guests, or home office.**

**Family Bathroom - A contemporary bathroom serving the second bedroom and guests.**

**Balcony - A valuable outdoor space.**

**Allocated Parking - The property benefits from a designated parking space for added convenience.**

**999 Years-Share of Freehold**

### **Maintenance Charges:**

Service Charges-TBC

### **Agents Notes:**

Council Tax-TBC

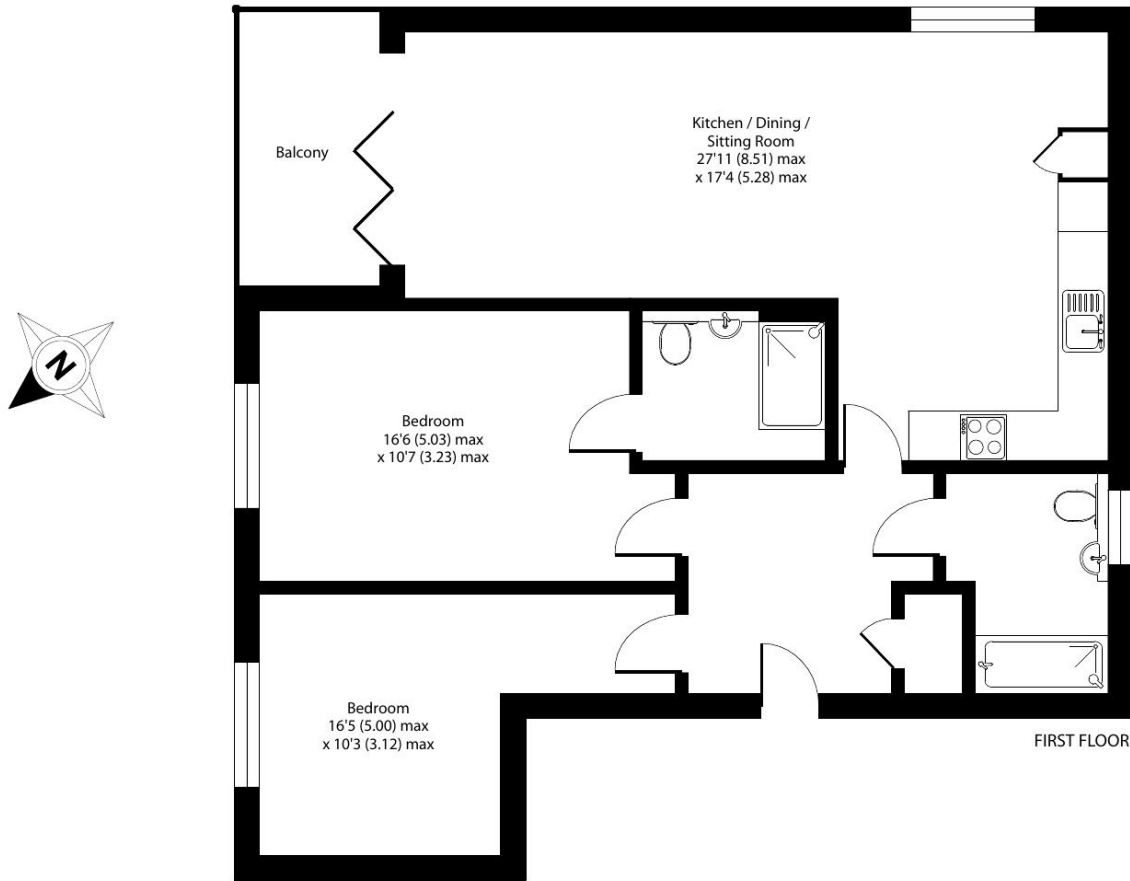
EPC Rating-B



# Old Kiln Road, Flackwell Heath, High Wycombe, HP10

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for The Frost Partnership. REF: 1233496



The **Frost** Partnership

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Viewing by appointment via our  
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Acorn House, Straight Bit, Flackwell Heath,  
Buckinghamshire, HP10 9LS

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent. The Frost Partnership and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

#### AGENT'S NOTE

##### Financial Services

We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them The Frost Partnership will receive a referral fee of £360 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership.

##### Solicitors

We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £372 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership. In regard to both of the above – we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010.