

# NETWORK HOUSE

BRIDGE STREET, HIGH WYCOMBE, HP11 2EL





**A STYLISH COLLECTION OF  
14 ONE AND TWO-BEDROOM  
APARTMENTS IN THE HEART OF  
HIGH WYCOMBE TOWN CENTRE**



Network House is an exciting new development perfectly positioned in the centre of High Wycombe, offering a superb level of specification, featuring high gloss kitchens with integrated Hoover appliances and white Roca sanitary ware in the bathrooms. The apartments are arranged from ground floor to second floor equipped with modern conveniences, a lift and secure gated parking. The development is ideally suited for first time buyers or investors.

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## AMENITIES

- 1 Lloyds Bank
- 2 HSBC
- 3 NatWest Bank
- 4 Barclays Bank
- 5 Toni & Guy
- 6 Superdrug Pharmacy
- 7 BP Petrol Station

## RESTAURANTS AND BARS

- 1 Bluegrass BBQ
- 2 Dosa Special
- 3 O'Neill's High Wycombe
- 4 The Bootlegger
- 5 The Falcon
- 6 The Phoenix Bar
- 7 The Snug Bar High Wycombe
- 8 Yates

## EDUCATION

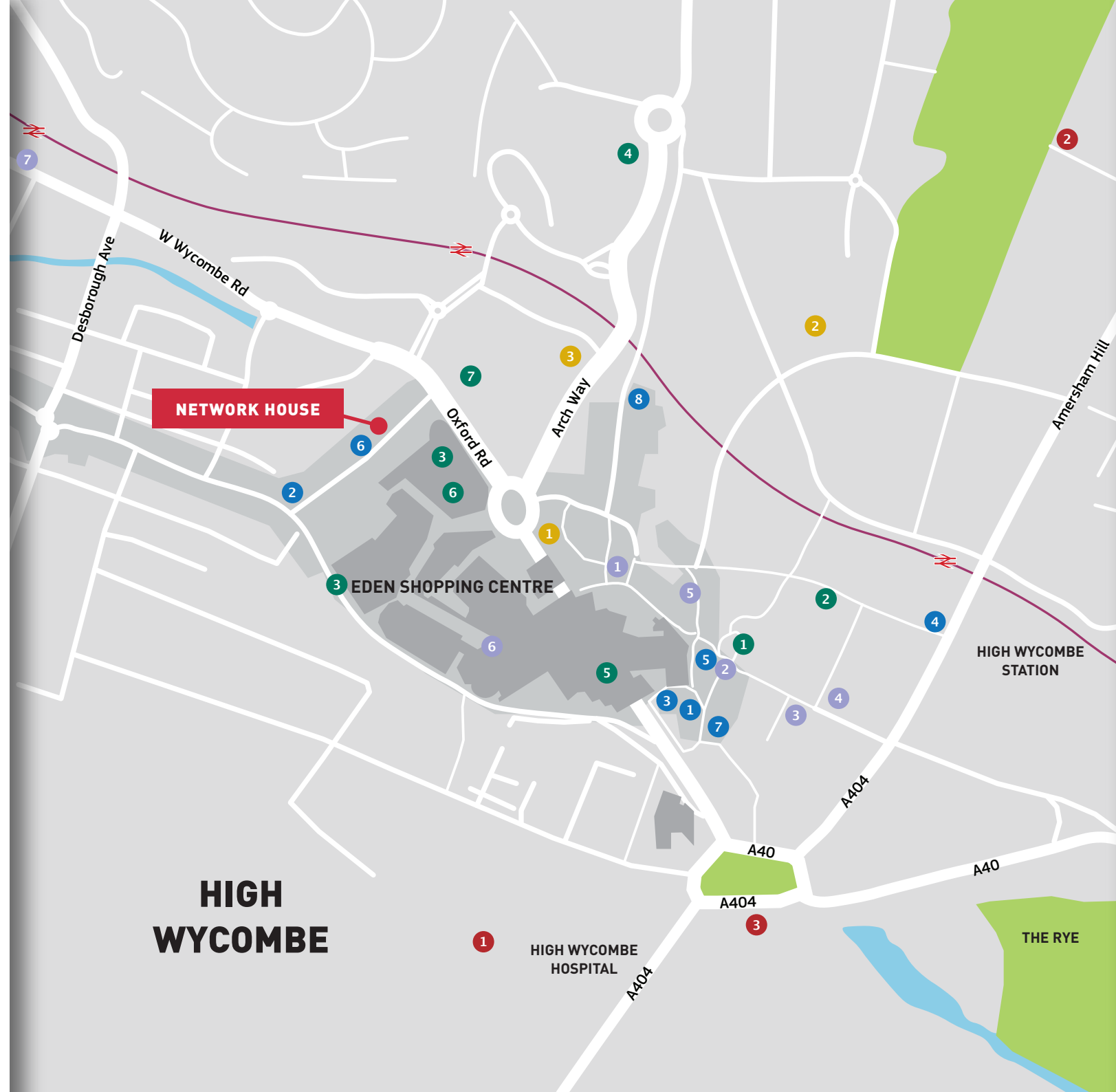
- 1 High Wycombe Church of England Combined School
- 2 Godstowe Preparatory School
- 3 Wycombe Abbey School

## HOTELS

- 1 Travelodge High Wycombe
- 2 Abbey Lodge Hotel
- 3 Premier Inn High Wycombe Central

## LIFESTYLE, ENTERTAINMENT AND SHOPPING

- 1 Genesis Gym High Wycombe
- 2 The Gym High Wycombe
- 3 Cineworld
- 4 Morrisons
- 5 Boots
- 6 Marks & Spencers
- 7 Sainsburys



# CENTRALLY LOCATED

NETWORK HOUSE, BRIDGE STREET, HIGH WYCOMBE, HP11 2EL

High Wycombe is a remarkably well-connected town, being just a few minutes' drive from the M40 (junction 4) making it easily accessible to the M25, Central London and London Heathrow airport. Network House is just over 0.5 miles away from High Wycombe railway station on the Chiltern Main Line with good access in to London Marylebone, Oxford, Aylesbury and Beaconsfield. Directly opposite the development is High Wycombe Eden bus station served by Arriva Shires & Essex with major destinations including Reading, Maidenhead, Watford and Heathrow Airport.

There are a number of primary schools all rated 'Good' by Ofsted including Hamilton Academy, Beechview Junior School, High Wycombe Church of England Combined School and Kings Wood Combined School. For secondary education, Wycombe High School, Royal Grammar School and Sir William Borlase's Grammar School are extremely popular choices. Independent schools include Wycombe Abbey an independent girls' boarding school consistently ranked as one of the top schools regionally and nationally in academic results situated on a 170 acre campus, in addition to Crown House School and Pipers Corner School.



High Wycombe to London Marylebone

**27 minutes**

High Wycombe to Beaconsfield

**6 minutes**

High Wycombe to Aylesbury

**31 minutes**

High Wycombe to Oxford

**38 minutes**



High Wycombe to London Stanstead

**32.4 miles**

High Wycombe to Beaconsfield

**6 miles**

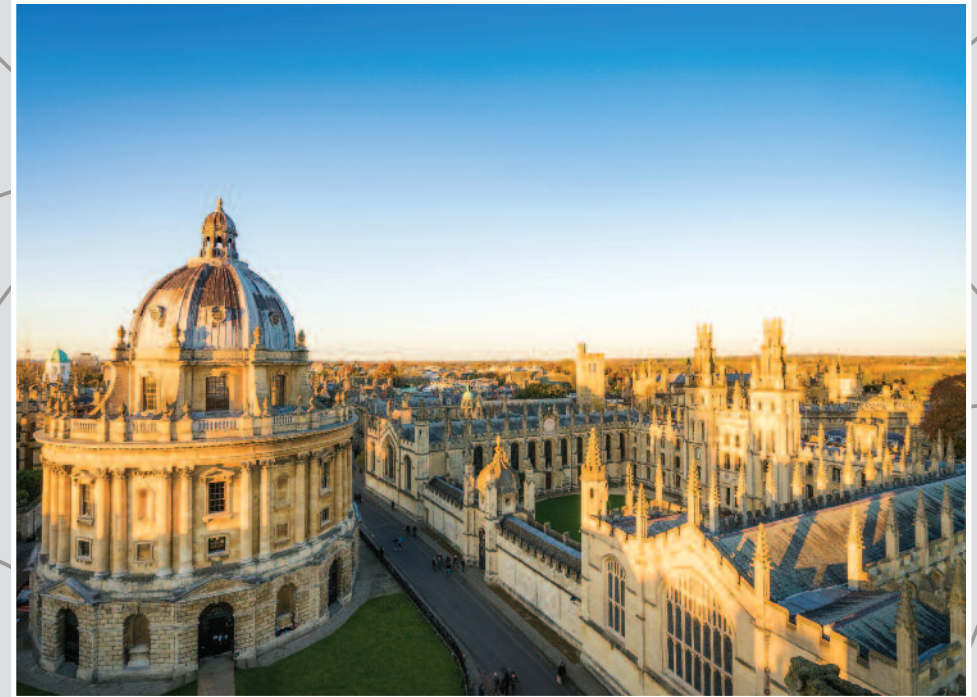
High Wycombe to London Heathrow

**20.2 miles**

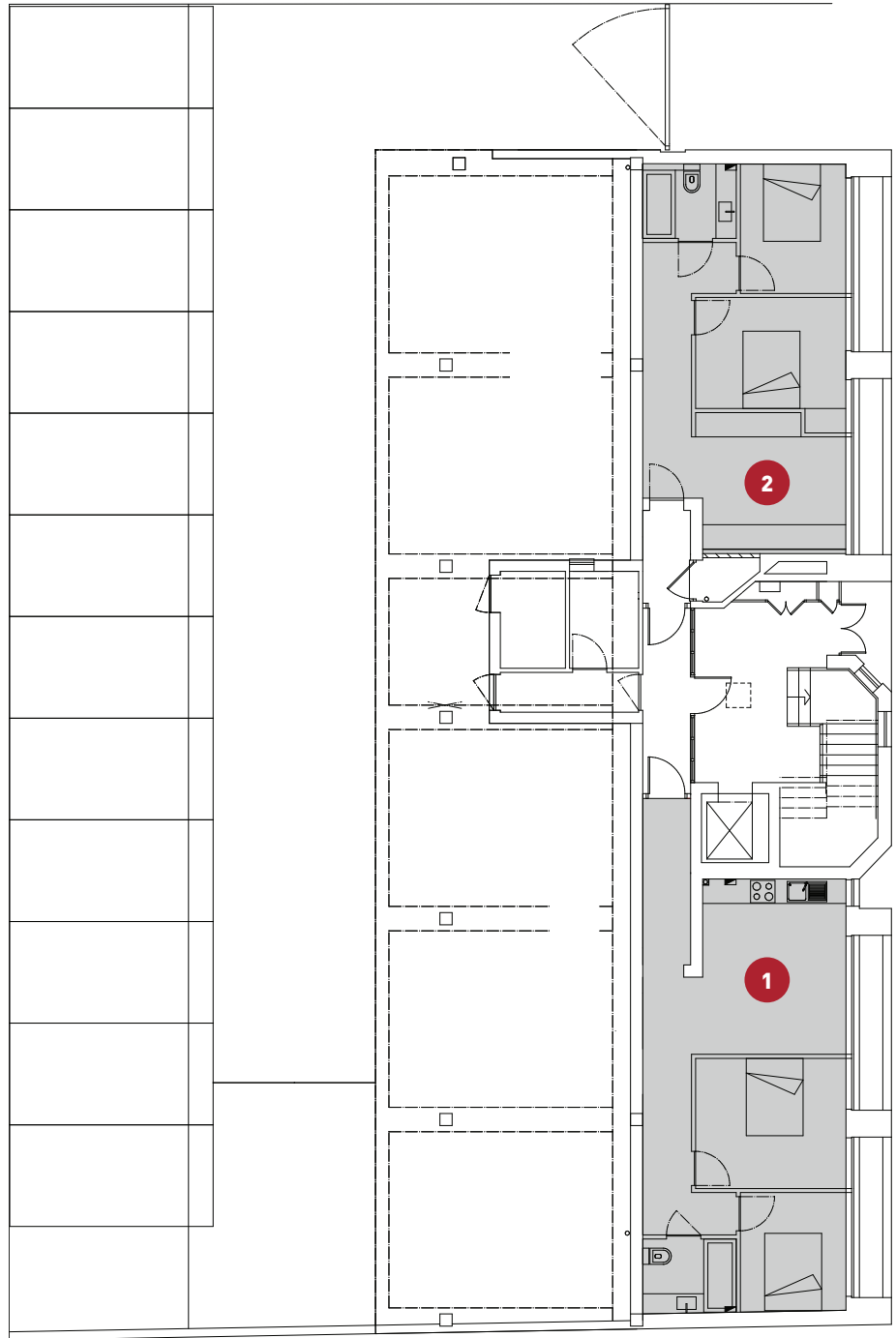
High Wycombe to Oxford

**27.3 miles**

Rail times according to National Rail Enquiries.







## GROUND FLOOR

### *Apartment One*

KITCHEN/LIVING	3.58m x 3.56m
BEDROOM ONE	3.20m x 3.34m
BEDROOM TWO	2.91m x 2.22m
BATHROOM	2.12m x 1.81m

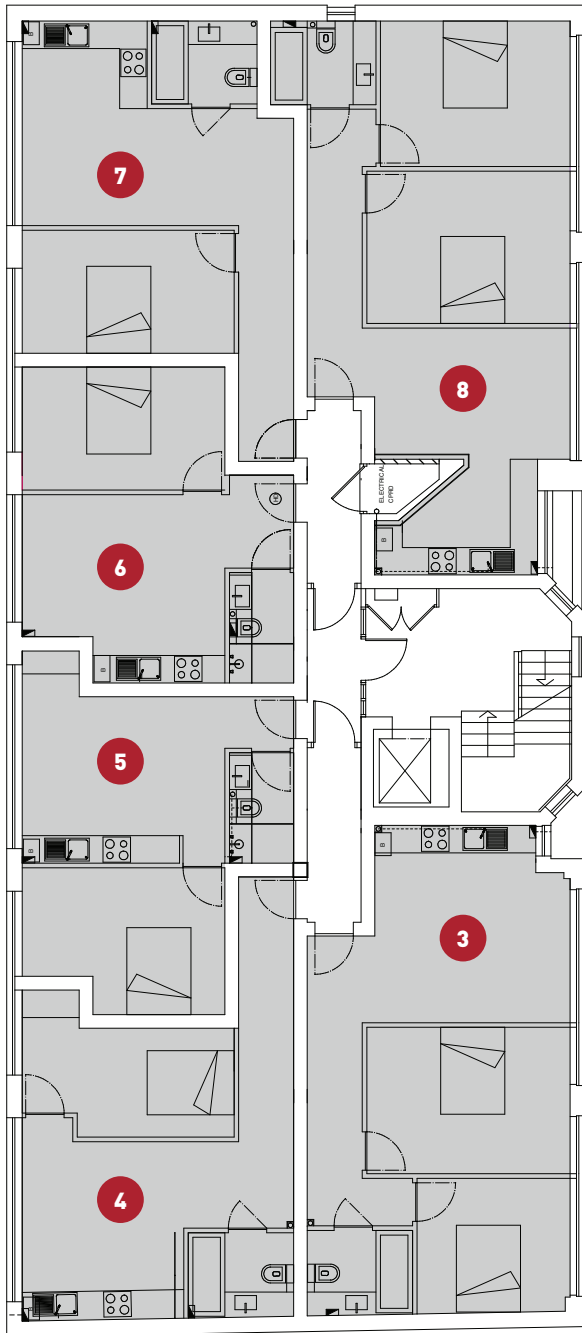
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### *Apartment Two*

KITCHEN/LIVING	3.35m x 3.56m
BEDROOM ONE	3.35m x 2.72m
BEDROOM TWO	3.16m x 2.22m
BATHROOM	2.12m x 1.81m

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All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



## FIRST FLOOR

### *Apartment Three*

KITCHEN/LIVING	4.38m x 4.30m
BEDROOM ONE	3.19m x 4.55m
BEDROOM TWO	3.27m x 2.88m
BATHROOM	2.29m x 1.88m

### *Apartment Four*

KITCHEN/LIVING	4.69m x 3.82m
BEDROOM ONE	2.36m x 4.55m
BATHROOM	2.29m x 1.88m

### *Apartment Five*

KITCHEN/LIVING	4.23m x 3.64m
BEDROOM ONE	4.42m x 3.20m
BATHROOM	2.39m x 1.51m

### *Apartment Six*

KITCHEN/LIVING	4.23m x 4.12m
BEDROOM ONE	4.43m x 2.69m
BATHROOM	2.39m x 1.51m

### *Apartment Seven*

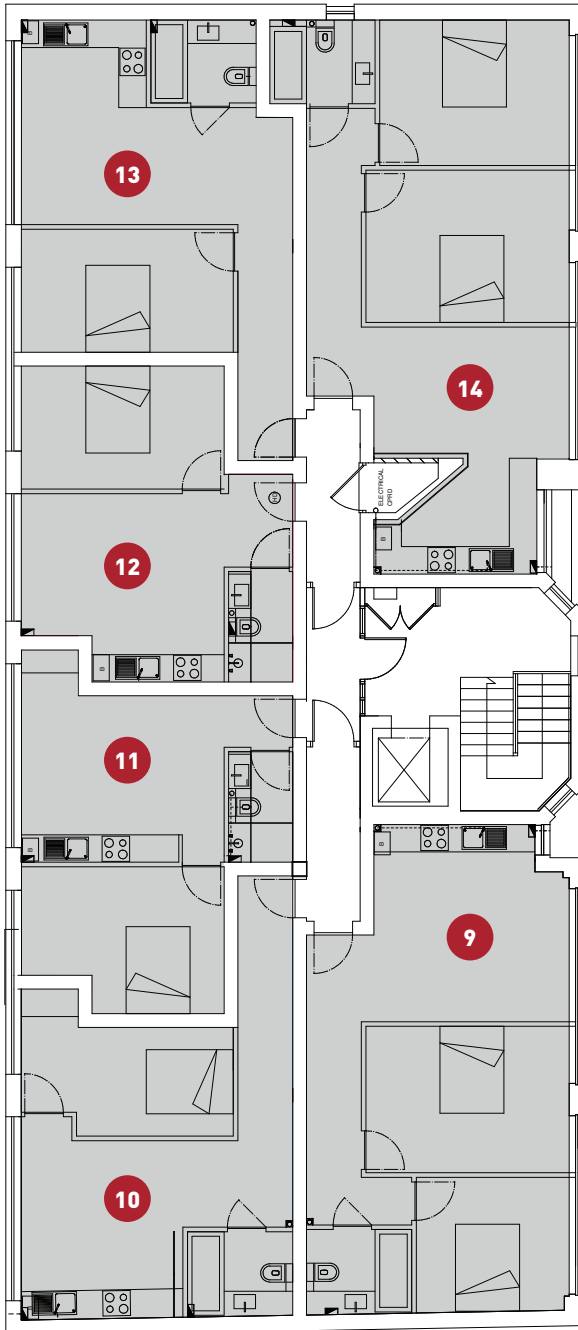
KITCHEN/LIVING	5.88m x 4.62m
BEDROOM ONE	2.68m x 4.56m
BATHROOM	2.29m x 1.88m

### *Apartment Eight*

LIVING/DINING	2.80m x 4.63m
KITCHEN/LIVING	2.56m x 3.63m
BEDROOM ONE	4.51m x 3.33m
BEDROOM TWO	3.15m x 3.98m
BATHROOM	2.40m x 1.77m

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## SECOND FLOOR



### *Apartment Nine*

KITCHEN/LIVING	4.41m x 3.52m
BEDROOM ONE	3.19m x 3.73m
BEDROOM TWO	2.62m x 2.86m
BATHROOM	2.29m x 1.88m

### *Apartment Ten*

KITCHEN/LIVING	4.69m x 3.82m
BEDROOM ONE	2.38m x 4.54m
BATHROOM	2.29m x 1.88m

### *Apartment Eleven*

KITCHEN/LIVING	4.23m x 3.64m
BEDROOM ONE	4.41m x 3.14m
BATHROOM	2.39m x 1.51m

### *Apartment Twelve*

KITCHEN/LIVING	4.23m x 4.12m
BEDROOM ONE	4.42m x 2.62m
BATHROOM	2.39m x 1.51m

### *Apartment Thirteen*

KITCHEN/LIVING	5.88m x 4.62m
BEDROOM ONE	2.58m x 4.55m
BATHROOM	2.29m x 1.88m

### *Apartment Fourteen*

LIVING/DINING	3.83m x 2.82m
KITCHEN/LIVING	2.49m x 3.64m
BEDROOM ONE	3.73m x 3.26m
BEDROOM TWO	3.20m x 3.19m
BATHROOM	2.40m x 1.77m

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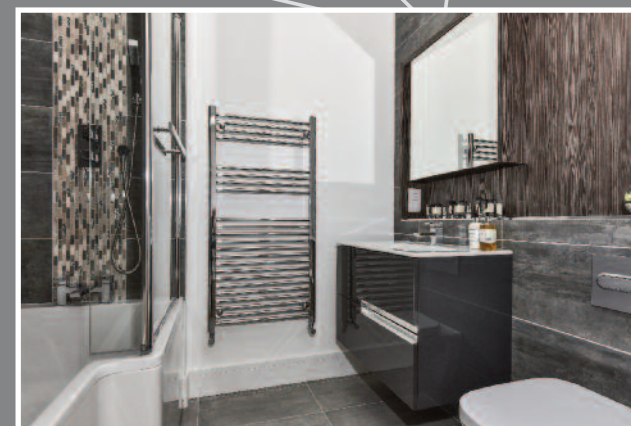
# A SUPERIOR SPECIFICATION

## KITCHEN & APPLIANCES

- Stylish designer contemporary kitchen
- Under unit LED lighting
- Undermounted sink unit
- Chrome monobloc tap
- Quartz worktops
- Glass splashbacks behind cooker
- Full range of Hoover appliances to include;
- 4 zone Quick-Therm black glass electric hob
- Electric oven
- Integrated Hoover extractor hood
- Integrated Hoover Washer/dryer
- Integrated Hoover dishwasher
- Integrated Hoover fridge/freezer
- Integrated Hoover microwave

## BATHROOM

- Wall hung top basin
- Mirrored, recessed vanity unit
- Ceramic tiling to walls and floor
- Glass hinged bath shower screen
- White Roca sanitaryware
- Fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve
- Ceramic bath with combined water filler and overflow
- Wall hung WC with dual flush concealed cistern and soft close seat
- Heated chrome towel rail
- Chrome shaver socket



# Designed for contemporary living

## HEATING & ELECTRICAL

Recessed LED lighting throughout  
Mains powered smoke and heat detectors with battery backup  
Fire misting system throughout  
NICEIC/ECA certified

## FLOORING & DECOR

Kitchen, Lounge, Bedroom, Dining Area, Entrance and Store Cupboard featuring vinyl wood effect flooring  
Ceramic tiled bathroom  
Walnut effect doors throughout

## SECURITY

Video entry phone system to all apartments  
Key fob entry system  
Sensored lights in common areas  
Wide Angle 200 Degree Door Viewer

## CONNECTIVITY

All apartments are pre-wired to accept SKY TV, Virgin  
Media and digital services including Freeview and DAB radio (services may require subscription)  
High speed fibre optic broadband available (service may require subscription)  
Quadplex media plate to lounge  
Lounge and bedrooms prewired with Cat5 data network cabling

## GENERAL

High quality double glazed PVC acoustic glass windows  
Built to comply with all relevant current Building Regulations  
Lift to all floors  
Secure bike store  
10 year Premier building warranty



The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## **HIGH WYCOMBE:**

*a vibrant & historical town  
with modern amenities*

High Wycombe is an ambitious town located on the edge of the Chiltern Hills in Buckinghamshire, a designated Area of Outstanding Natural Beauty with rolling countryside and ideal opportunities for a hike or a run at the weekends. Network House is positioned in the centre of the town with the Eden Shopping Centre situated directly opposite boasting over 100 shops, a wide variety of restaurants, a 12-screen Cineworld, Anytime Fitness gym, library and a bowling alley. Larger shopping stores include Next, House of Fraser & Marks & Spencer, and popular restaurants include Wagamama, Pizza Express and Nando's. Opposite the Eden Shopping Centre is a large Sainsburys superstore on the Oxford Road and just under 0.4 miles away is a Lidl and Morrisons supermarket.

Between Eden and the high street, with its period buildings including the Corn Market and Guildhall, is a second shopping centre, The Chilterns. For cultural entertainment, The Wycombe Swan theatre close to the high street presents a rich programme of events and high-end performances, such as Matthew Bourne's Swan Lake and the Royal Philharmonic Orchestra. History enthusiasts can visit National Trust's West Wycombe Park, an elegant country house set in 45 acres of landscaped gardens with views over the Chiltern countryside. For the adventurer, Hell-Fire Caves is an explorable main-made cave network situated above the village of West Wycombe, at the southern edge of the Chiltern Hills.



# Securing your new home is easier than you think

With Help to Buy, you can buy a new Mac Group home with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

5%  
Deposit

You only need a minimum 5% deposit

20%  
Government  
loan

The government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home.

75%  
Mortgage

So you will only need to secure up to a 75% mortgage from a bank or building society.

£600,000  
Maximum  
purchase

Maximum home purchase of £600,000

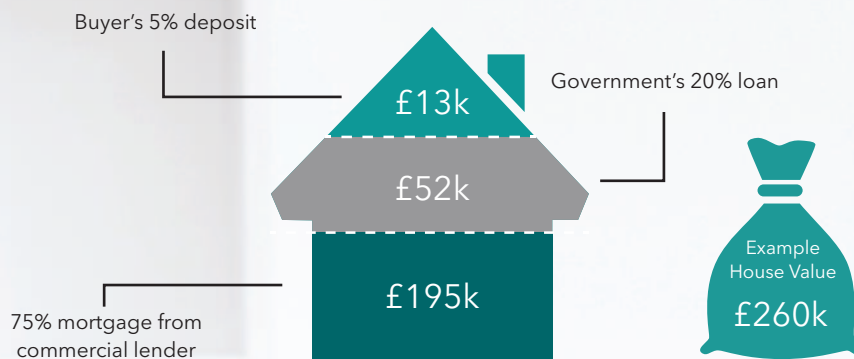
Help to Buy

## How it works

Typical example:

Cost of your new Mac Group home	£260,000
5% deposit	£13,000
20% equity loan	£52,000
75% mortgage	£195,000

If the Mac Group home in the example above sold for £400,000, you'd get £320,000 (80%, from your mortgage and the cash deposit) and you'd pay back £80,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.



Backed by  
HM Government

For more information, please visit: [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)



## WHY CHOOSE MAC GROUP?

KMAC Ltd. Are part of the Mac Group, we build a full range of housing from first-time-buyer apartments through to high-specification family houses. We at KMAC Ltd. take great pride in the homes we build so that our customers get the maximum satisfaction from the whole experience. Contemporary styled exteriors are complemented by stylish interiors and at KMAC Ltd. we offer a level of personal service we think our customers deserve.

*This all adds up to a fabulous new home that we think you'll love inside out!*

KMAC homes are built to exacting industry standards and undergo regular inspections by building control officers to ensure quality of build. We pride ourselves on combining the best traditional skills with design flair to ensure you get a home built for life.

IT'S ALL IN THE *Finish*

For Sales Contact:

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A Development by:



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