

Regents House

HIGH  
WYCOMBE

HP11



Regents House is an exclusive development of 6 luxury two-bedroom, newly converted apartments.

High Wycombe is nestled in a natural valley set against the stunning backdrop of the Chiltern Hills. Regents House is perfectly positioned in the heart of the vibrant town with excellent shopping facilities such as the Eden Shopping and Leisure centre only a short walk away.

Externally, the residence typifies contemporary, urban architecture, which has been tastefully complimented with an elegant interior finish.

With London Marylebone merely a 23 minute commute by train, Regents House offers the best of both, the City and the surrounding beautiful Home Counties.

More than just a place to call home.

# HIGH WYCOMBE HP11



Heathrow Airport  
25 minutes by car

London  
Marylebone Station  
23 minutes by train



M40 Motorway  
7 minutes by car

Train Station  
6 minute walk



## Regents House

Eden Shopping Centre  
1 minutes walk



Wembley Stadium  
16 minutes by train

Henley  
22 minutes by car



M25 Motorway  
25 minutes by car

Oxford  
34 minutes by car



Being so close to the station means Regents House is Ideal for London commuters, regular rail services whisk you directly into London Marylebone Station in just over 20 minutes. The train station also offers direct rail links to Aylesbury, Banbury and Wembley Stadium.

High Wycombe sits halfway between Oxford and London, with motorway and A-road links, making the 30 mile commute to either city entirely viable.

Whether you need to fly for business or that well deserved holiday, Heathrow Airport is less than 20 miles away by road.





Regents House outstanding urban architecture is dynamic and openly modern.

Featuring south facing Juliette balconies and top floor penthouse style terraces, Regents House is sure to emphasise luxurious living with views of the town centre and the Chiltern Hills.

Designed to complement the contemporary architecture, the simple and elegant interior focuses on maximizing all available light and space. This has been delivered by sumptuously muted tones and an open plan layout, used to create relaxing rooms to live in.

A neutral palette provides a simple backdrop for your personal touches, whilst the high-end appliances, fixtures and fittings add a touch of sophistication.



The photography represents typical 'Novos Developments' properties





### GENERAL

- 125-year lease to each apartment
- 10-year LABC™ Building Warranty
- Built to comply with all current building regulations
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Premium Todd Doors™ contemporary oak veneer doors throughout
- Video entry system providing secure entry to the building allowing access with fobs or a code to the entrance foyer.

### HEATING

- Bedrooms – will be through energy efficient electric, glass fronted panel radiators with wireless WiFi thermostat
- Living/Hallway – will be through electric underfloor heating with lifetime guarantee & wireless WiFi thermostat
- Water – will be through energy efficient electric Megaflo™ direct unvented hot water cylinder.

### ELECTRICAL

- White low energy downlighters throughout (apart from storage cupboards)
- Pre-wired 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 (apart from storage cupboards)
- NICEIC Certified.

### KITCHENS

- High gloss, Howdens™ contemporary kitchens
- Howdens™ Handle-less contemporary kitchens to the top floor apartments
- Fully fitted with Natural Acrylic Stone / Quartz surfaces
- Sink unit (under mounted) with mixer tap
- Designer glass splash backs
- Bosch™ stainless steel appliances; oven, hob & extractor
- Integrated Bosch™ dishwasher & fridge freezer appliances.

### BATHROOMS

- Designer Saneux™ range sanitary ware
- Thermostatic 'rain' shower with handheld attachment and integrated tap
- Glass hinged shower screens with chrome channels
- Main Bathroom to have Stetson double ended Bath, Austen Vanity unit and WC

- En-suites to have walk in shower enclosure, wall hung WC & basin with concealed cistern and soft close seat and cover
- Fully tiled walls and floors
- Chrome electric heated towel rail
- Vanity units and mirrored door cabinets
- Shaver point.

### FLOORING

- Luxury Karndean™ flooring throughout hallway & living areas

- Ceramic tiled floor in bathrooms

- Carpets to all bedrooms.

### DETAILED DESIGN

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

- Thicker walls & roofs to allow for increased u-values in excess of current regulations
- Maximised light & space to allow for more daylight & less electricity

- High Performance uPVC windows with top floor apartments benefiting from Everest™ windows

- CCTV covering the internal and externals of the building for added security

- Secure Bike store & Bin store

- Fitted sliding wardrobes/ walk in wardrobes to principal bedrooms.

Apartment floor plans can be found towards the back of the brochure.



## Staying connected

The bus station is located on Bridge Street and services the town's local districts, with the High Wycombe Railway Station serving both Birmingham and London Marylebone. From nearby Maidenhead, routes into central London will soon be available via Crossrail underground.

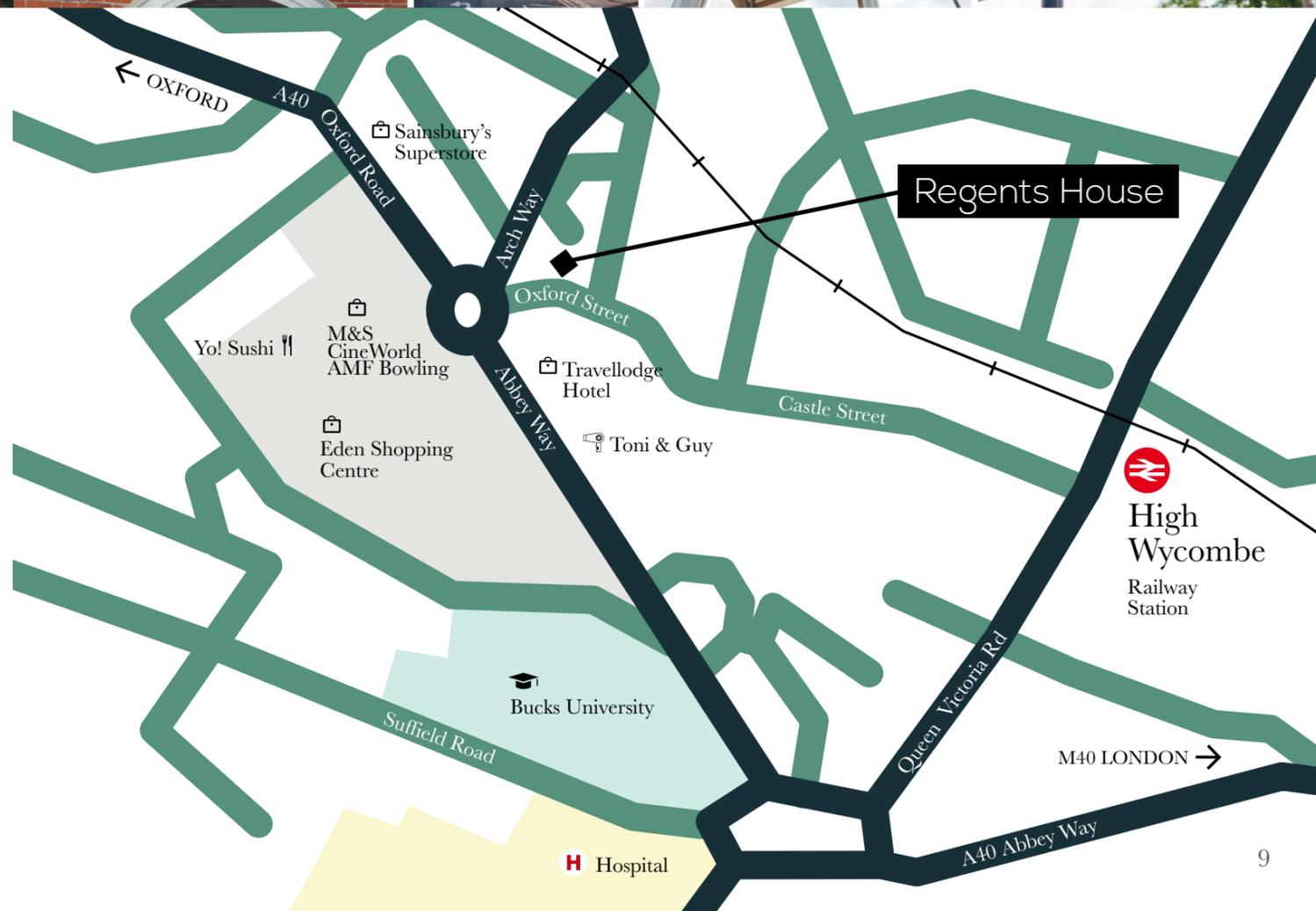
The transport links, both locally and nationally are excellent.



## LOCATION

Residing in the heart of Buckinghamshire, Regents House is perfectly placed to enjoy the miles of stunning landscapes, rolling hills, magnificent Beechwood forests and sparkling chalk streams surrounding High Wycombe. Aside from local National Trust protected properties such as Hughenden Manor, with its 1,500 acre Great Park and historic grounds, the famous annual Royal Regatta that takes place not too far from High Wycombe make for wonderful days out in the summer. Whether you're looking to explore the regions treasured history or simply want to escape from the stresses of modern living, you won't have to travel far from this quintessentially English, beautiful town.

High Wycombe may be in the heart of the magnificent Buckinghamshire countryside but central London is less than 30 miles away to the South East. With London so quick and easy to get to, you're well placed for all of the Capitals entertainment.





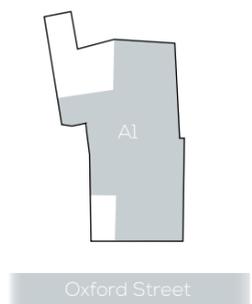
High Wycombe is a thriving market town and for those who like the bustling atmosphere of a lively centre, the Eden Shopping Centre provides excellent shopping and entertainment facilities. Anchored by House of Fraser and Marks & Spencer, the Eden Centre has a twelve-screen cinema complex and bowling alley. It also offers an equally extensive variety of restaurants including Wagamama, Yo-sushi and Nando's, all within a short walk from Regents House.



Stepping out of Regents House you'll find a diverse selection of independent shops, local bars and cafes, which reflect the tranquil but modern atmosphere of the town. However the area is not short of leisure amenities. In addition to the twenty-four hour Fitness First gym located only a short walk away, tennis enthusiasts can also take full advantage of the High Wycombe lawn or Hazlemere Tennis Clubs. Golfers too are well provided for with three superb 18-hole courses all within easy reach. If your sense of fun runs to more cultural pursuits, the Wycombe Swan Theatre stages a wide variety of comedy, drama and musical productions including transfers from London's West End.

For lovers of history and heritage, the whole area around High Wycombe features some grand country houses including West Wycombe Park with its fine Georgian gardens, lakes and temples and Cliveden House, situated amongst 376 acres of formal gardens and woodlands offering stunning views over open countryside and the River Thames.





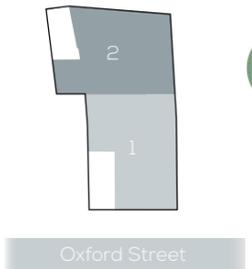
A1 – Commercial Space | 103m<sup>2</sup> | 1,108ft<sup>2</sup> total area

Communal areas

**Predicted Energy Performance**  
 Energy Efficiency Rating – [B] 88  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating – [B] 91**  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

All measurements are gross internal areas.  
 Room sizes may be subject to minor alterations.



Apartment 1 | 69m<sup>2</sup> | 738ft<sup>2</sup> total area

**LIVING, DINING, KITCHEN**  
 3.3m x 8.6m (27m<sup>2</sup> | 290ft<sup>2</sup>)  
**BEDROOM 1**  
 3.2m x 3.8m (12.5m<sup>2</sup> | 134ft<sup>2</sup>)  
**BEDROOM 2**  
 5.1m x 2.3m (12m<sup>2</sup> | 129ft<sup>2</sup>)

Apartment 2 | 67m<sup>2</sup> | 719ft<sup>2</sup> total area

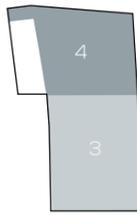
**LIVING, DINING, KITCHEN**  
 4.7m x 7.4m (28m<sup>2</sup> | 301ft<sup>2</sup>)  
**BEDROOM 1**  
 3.0m x 3.5m (10m<sup>2</sup> | 107ft<sup>2</sup>)  
**BEDROOM 2**  
 4.4m x 3.3m (14.5m<sup>2</sup> | 156ft<sup>2</sup>)

Communal areas

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Oxford Street



Apartment 3 | 73m<sup>2</sup> | 781ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
3.3m x 8.6m (27m<sup>2</sup> | 290ft<sup>2</sup>)

BEDROOM 1  
3.2m x 3.8m (12.5m<sup>2</sup> | 134ft<sup>2</sup>)

BEDROOM 2  
5.1m x 2.3m (12m<sup>2</sup> | 129ft<sup>2</sup>)

Apartment 4 | 65m<sup>2</sup> | 698ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
4.2m x 7.4m (32m<sup>2</sup> | 344ft<sup>2</sup>)

BEDROOM 1  
4.5m x 3.7m (11m<sup>2</sup> | 118ft<sup>2</sup>)

Bed platform / Storage (5m<sup>2</sup> | 54ft<sup>2</sup>)

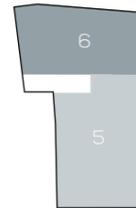
BEDROOM 2  
4.2m x 2.5m (10m<sup>2</sup> | 108ft<sup>2</sup>)

Communal areas

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Oxford Street



Apartment 5 | 60m<sup>2</sup> | 651ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
5.1m x 3.7m (19m<sup>2</sup> | 205ft<sup>2</sup>)

BEDROOM 1  
3.2m x 3.7m (13m<sup>2</sup> | 140ft<sup>2</sup>)

BEDROOM 2  
3.5m x 3.2m (11m<sup>2</sup> | 118ft<sup>2</sup>)

TERRACE  
22m<sup>2</sup> | 232ft<sup>2</sup>

Apartment 6 | 50m<sup>2</sup> | 539ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
4.4m x 5.2m (23m<sup>2</sup> | 248ft<sup>2</sup>)

BEDROOM 1  
3.2m x 3.3m (10m<sup>2</sup> | 107ft<sup>2</sup>)

BEDROOM 2  
3.2m x 3.3m (9.5m<sup>2</sup> | 102ft<sup>2</sup>)

TERRACE  
28m<sup>2</sup> | 302ft<sup>2</sup>

Communal areas

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Environmental Impact (CO<sub>2</sub>) Rating – [B] 91  
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Room sizes may be subject to minor alterations.

## The design and development team

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## Suppliers, Guarantee, Developer



The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Whilst this is believed to be correct, it should not be relied upon as statements or representations of fact and neither the developer nor selling agent(s) guarantee its accuracy. This brochure does not constitute the whole or part of any contract or warranty. Computer generated images are for illustrative purposes only and are intended to serve as a general guide to the appearance of the properties. All photos of completed developments are for indicative purposes only. From time to time it may be necessary, and all rights are reserved, to make alterations to the specification, layout and appearance of the development. Rail times represent shortest journey times, source: [nationalrail.co.uk](http://nationalrail.co.uk). Road distances are based on miles supplied by Google Maps: [maps.google.com](http://maps.google.com). December 2015.

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6 Luxury Two Bedroom,  
newly converted apartments

REGENTS HOUSE  
OXFORD STREET  
HIGH WYCOMBE HP11 2DJ

BY  
**NOVOS**  
DEVELOPMENTS