



Connells

Flat A West Wycombe Road
High Wycombe



Property Description

Well-presented maisonette offering bright and spacious accommodation arranged over the first floor. Accessed via a private entrance, stairs lead up to a welcoming landing which opens into a modern open-plan living and kitchen area. This versatile space provides an ideal setting for both relaxing and entertaining, with ample natural light enhancing the sense of space.

The property comprises two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as guest rooms, home office space, or additional storage if required. A neatly appointed bathroom completes the internal layout, finished to a practical standard.

Further benefits include a share of the freehold, providing added security and control for the owner, private parking space and a private garden with shed to the front of the property.

Offered to the market with no onward chain, making it an excellent choice for first-time buyers, investors, or those seeking a straightforward purchase.

Situated in a convenient location on West Wycombe Road, the property enjoys good access to local amenities, transport links, and the surrounding area, combining practicality with comfortable modern living.

Share Of Freehold

The property is Share of Freehold, and we have been advised by the vendor that there are no payments for service charge or ground rent. There is a payment of £30.00 per calendar month that is paid to another resident who hold the funds as a sinking fund for any communal repairs. There are no communal areas except the drive to parking.

Entrance Hall

Kitchen / Living Room

20' 8" max x 18' 1" max (6.30m max x 5.51m max)

Bedroom One

15' 1" max x 8' 6" max (4.60m max x 2.59m max)

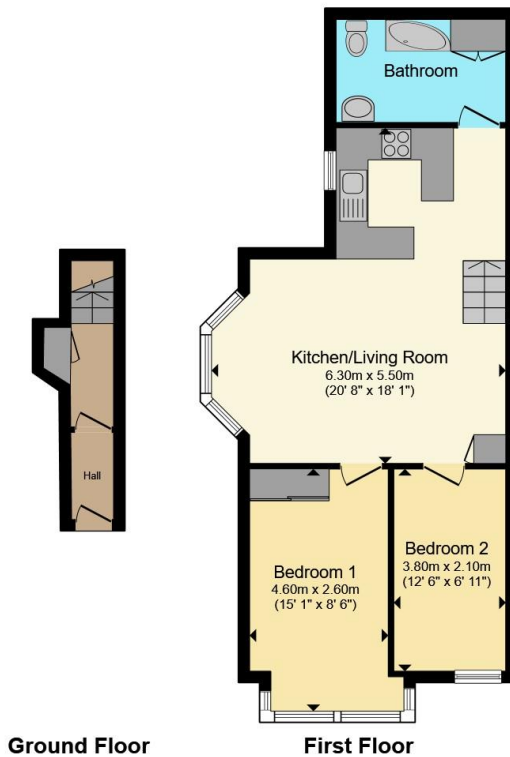
Bedroom Two

12' 6" max x 6' 11" max (3.81m max x 2.11m max)

Bathroom

10' 4" max x 6' 4" max (3.15m max x 1.93m max)





Total floor area 59.0 m² (636 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313392

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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