



Connells

Kingsmead Road
HIGH WYCOMBE



Property Description

A stunning two-bedroom penthouse apartment situated on the popular Kingsmead Road, offering spacious and modern accommodation throughout. This superb property benefits from a 109-year lease, allocated parking, and a private balcony overlooking attractive communal gardens.

The accommodation comprises a generous open-plan living room/kitchen fitted with a range of modern units and integral appliances, creating an ideal space for both relaxing and entertaining. The main bedroom benefits from an ensuite shower room, alongside a further double bedroom and a contemporary family bathroom.

Ideally located just a short distance from Kingsmead Park and close to local bus routes, the property also offers excellent commuter links, with Junction 3 of the M40 approximately a five-minute drive away, providing easy access to London, Oxford, and surrounding areas.

Entrance Hall

Reception Room / Kitchen

31' 9" max x 12' 10" max (9.68m max x 3.91m max)

Bedroom One

19' 2" max x 12' 3" max (5.84m max x 3.73m max)

Ensuite

8' 3" max x 5' 3" max (2.51m max x 1.60m max)

Bedroom Two

16' 7" max x 12' 2" max (5.05m max x 3.71m max)

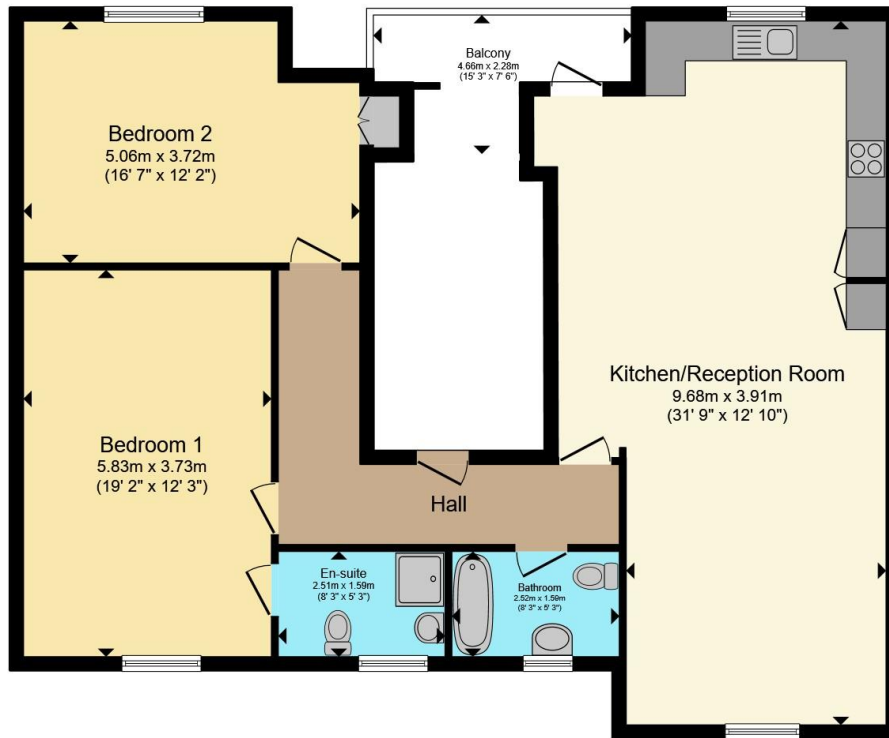
Bathroom

8' 3" max x 5' 3" max (2.51m max x 1.60m max)

Balcony

15' 3" max x 7' 6" max (4.65m max x 2.29m max)





Total floor area 106.6 m² (1,148 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: C Council Tax Band: C

Service Charge: 2950.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313703

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2009. Should you require 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.

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