



**Connells**

Abercromby Court Abercromby Avenue  
High Wycombe



# Abercromby Court Abercromby Avenue High Wycombe HP12 3BY

for sale  
**£200,000**



## Property Description

Situated within a popular and well-established residential development in High Wycombe, this attractive two-bedroom leasehold apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient, low-maintenance home.

Occupying a third-floor position within a purpose-built block, the property offers bright and well-proportioned accommodation throughout. The apartment benefits from a long remaining lease of approximately 119 years, providing reassurance for future ownership and investment. Internally, the accommodation comprises two well-sized bedrooms, a spacious reception room ideal for both relaxing and entertaining, a fitted kitchen, and a family bathroom, creating a versatile layout suited to a range of buyers.

Further enhancing its appeal, the property includes an allocated parking space, offering valuable convenience for residents and visitors alike.

Ideally located, the apartment is within easy reach of High Wycombe town centre, a variety of local shops, amenities, and leisure facilities, as well as excellent transport links including the mainline railway station and access to the M40. Combining comfortable living with a highly convenient location, this well-presented home is not to be missed.

## Entrance Hall

### Reception

10' max x 9' 2" max (3.05m max x 2.79m max)

### Kitchen

8' max x 5' 11" max (2.44m max x 1.80m max)

### Bedroom One

11' 11" max x 8' 4" max (3.63m max x 2.54m max)

### Bedroom Two

9' 1" max x 8' max (2.77m max x 2.44m max)

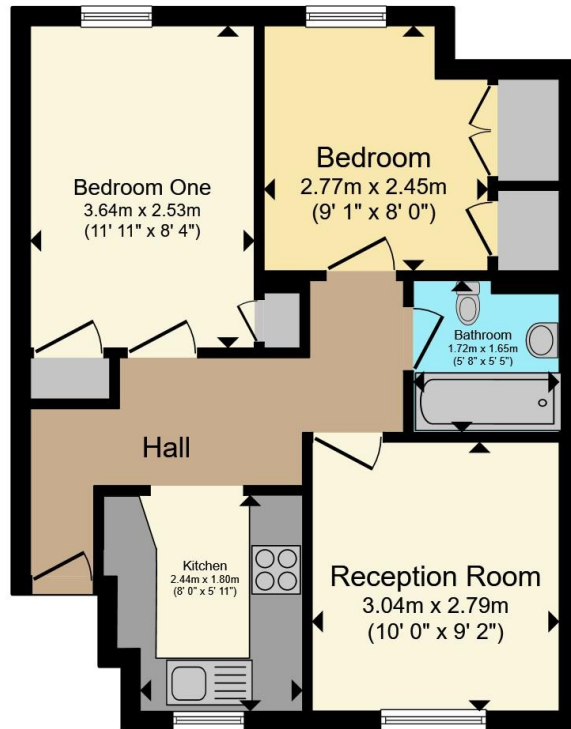
### Bathroom

5' 8" max x 5' 5" max (1.73m max x 1.65m max)

## Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 43.6 m<sup>2</sup> (469 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](http://www.propertybox.io)

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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:  
1000.00

Ground Rent:  
175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313542](http://connells.co.uk/Property/WYC313542)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2020. 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.

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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