



Connells

Regency Court Bartlett Crescent
High Wycombe

Regency Court Bartlett Crescent High Wycombe HP12 3AG

for sale offers in excess of
£250,000



Property Description

This stylish first-floor apartment combines contemporary living with exceptional long-term security, benefiting from an impressive lease of approximately 238 years remaining.

At the heart of the home is a bright and spacious open-plan living, dining and kitchen area, designed for both everyday living and entertaining. The modern fitted kitchen features integrated appliances, while the generous reception space is filled with natural light. French doors open onto a private balcony, creating the perfect spot to relax and enjoy attractive views across neighbouring green spaces.

The property offers two well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room. A contemporary family bathroom serves the second bedroom and visitors alike.

Ideally positioned for convenience, the apartment is within easy walking distance of local shops, amenities and regular bus services. High Wycombe mainline railway station is approximately 1.6 miles away, offering fast and frequent connections to London and beyond.

Further benefits include allocated resident parking and an excellent Energy Performance Rating of B. Offering comfort, convenience and modern style throughout, this is a fantastic opportunity for first-time buyers, downsizers and investors alike.

Entrance Hall

Reception / Kitchen

21' 7" max x 12' 1" max (6.58m max x 3.68m max)

Bedroom One

12' 11" max x 10' 9" max (3.94m max x 3.28m max)

Ensuite

6' 7" max x 6' 3" max (2.01m max x 1.91m max)

Bedroom Two

15' max x 10' 8" max (4.57m max x 3.25m max)

Bathroom

6' 10" max x 6' 4" max (2.08m max x 1.93m max)

Balcony

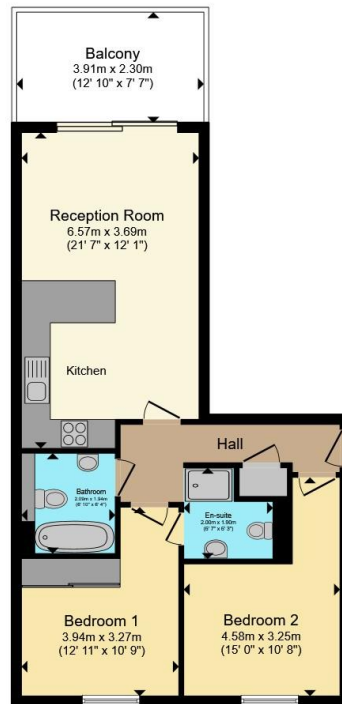
12' 10" max x 7' 7" max (3.91m max x 2.31m max)

Agents Note

AML Fee - Purchasers

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.





Floor Plan

Total floor area 59.8 m² (643 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

Connells

To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: B

Council Tax
Band: C

Service Charge:
2520.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313531

This is a Leasehold property with details as follows; Term of Lease 250 years from 18 Jan 2013. 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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