

Connells

Suffield Lodge Suffield Road
High Wycombe

Suffield Lodge Suffield Road
High Wycombe HP11 2FQ

for sale
£240,000







Property Description

This immaculate one bedroom apartment offers stylish and contemporary living in a convenient High Wycombe location. The property comprises an entrance hall leading to a spacious open plan kitchen, dining and living area, creating a bright and welcoming space for both relaxing and entertaining. French doors open onto a private balcony, providing the perfect spot to enjoy outdoor seating. The apartment further benefits from a generous double bedroom and a modern bathroom, all presented to a high standard throughout.

Suffield Lodge is ideally situated within easy reach of High Wycombe town centre, offering an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities. The area benefits from convenient access to High Wycombe railway station, providing direct services to London Marylebone, while the nearby M40 motorway offers excellent transport links to London, Oxford and the surrounding areas.

The property is also close to picturesque countryside, including The Rye and the Chiltern Hills Area of Outstanding Natural Beauty, making it an ideal purchase for first-time buyers, professionals or investors alike.

Agents Note

Under the terms of the Estate Agency Act 1979 we are obliged to disclose that the vendor of this property is a family member of an employee/ an employee of Connells Estate Agents.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 61.8 m² (665 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

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To view this property please contact Connells on

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HIGH WYCOMBE HP11 1BA

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B | Council Tax Band: B | Service Charge: 1800.00 | Ground Rent: 240.00 | Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313815

This is a Leasehold property with details as follows; Term of Lease 155 years from 30 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.