



Connells

Beaumont Court Abercromby Avenue
High Wycombe

Beaumont Court Abercromby Avenue High Wycombe HP12 3GW

for sale offers in excess of
£200,000



Property Description

Offered to the market with no onward chain is this second floor modern apartment within a gated development. The property briefly comprises entrance hall with intercom entry, good sized living room, open plan to the kitchen which is fitted with a range of wall and base units, integrated oven and hob, space for white goods. The master bedroom has a fitted wardrobe and an ensuite shower room. Second good size bedroom and a family bathroom. Further benefits include gas central heating, balcony, gas central heating.

Ideally located to the west of the town centre the property benefits from a number of amenities within walking distance and a flat walk into the town centre.

Entrance Hall

Living Room / Kitchen

13' 4" max x 17' 7" max (4.06m max x 5.36m max)

Bedroom One

13' 7" max x 9' 7" max (4.14m max x 2.92m max)

Ensuite

5' 1" max x 7' 9" max (1.55m max x 2.36m max)

Bedroom Two

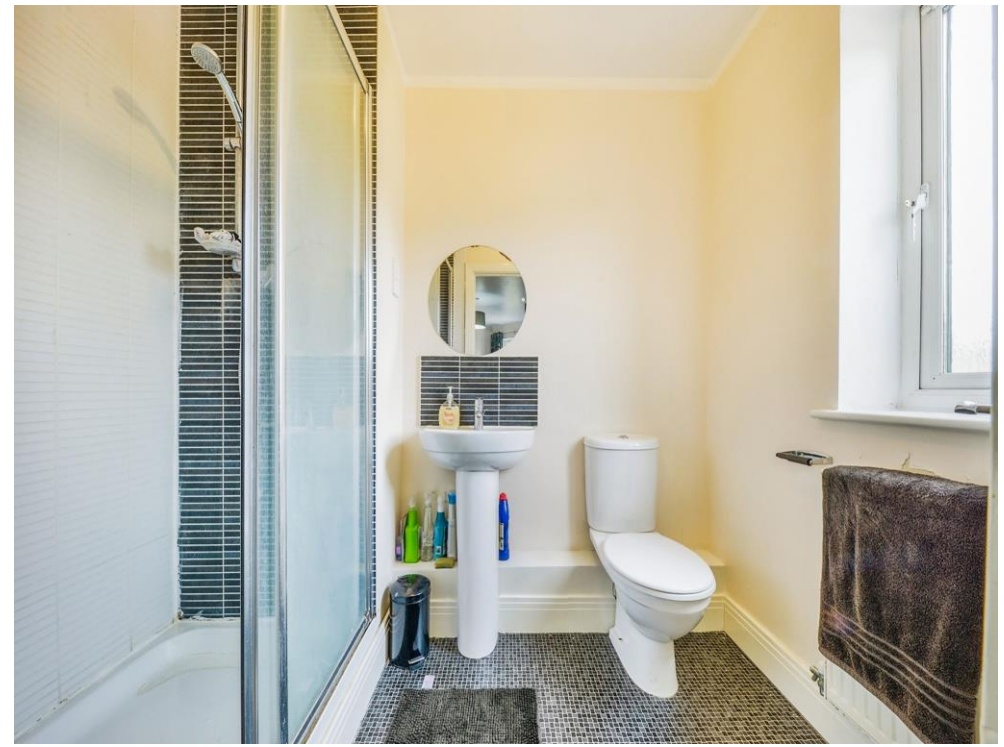
9' 2" max x 7' 7" max (2.79m max x 2.31m max)

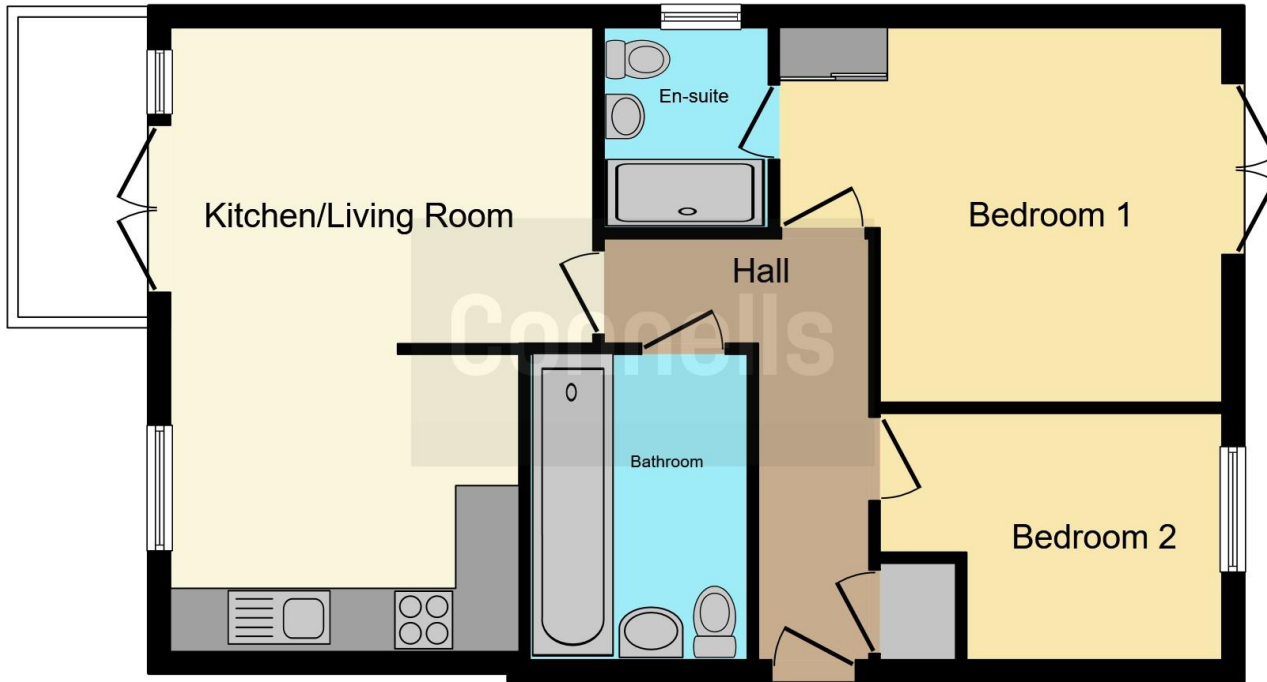
Bathroom

6' 7" max x 5' 5" max (2.01m max x 1.65m max)

Balcony

4' 1" max x 9' 3" max (1.24m max x 2.82m max)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WYC311952

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.



Tenure: Leasehold



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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