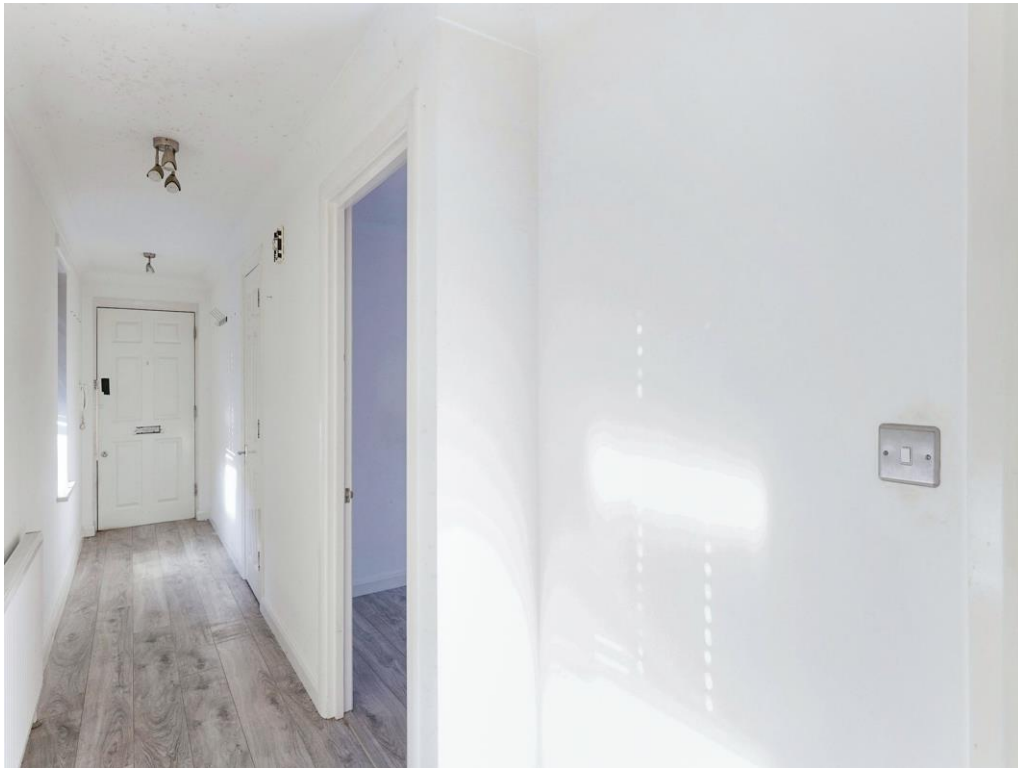




Connells

Temple Gate Temple End
High Wycombe



Property Description

One bedroom town centre apartment in need of some modernisation and sold as seen. The property briefly comprises communal entrance, private entrance hall, open plan living room / kitchen, double bedroom and bathroom. Located in the centre of town this is an ideal first time or investment purchase. With all amenities including the mainline train station within a few minutes walk of the property.

Entrance Hall

25' max x 4' 7" max (7.62m max x 1.40m max)

Living Room / Kitchen

17' 6" max x 19' 1" max (5.33m max x 5.82m max)

Bedroom

13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Bathroom

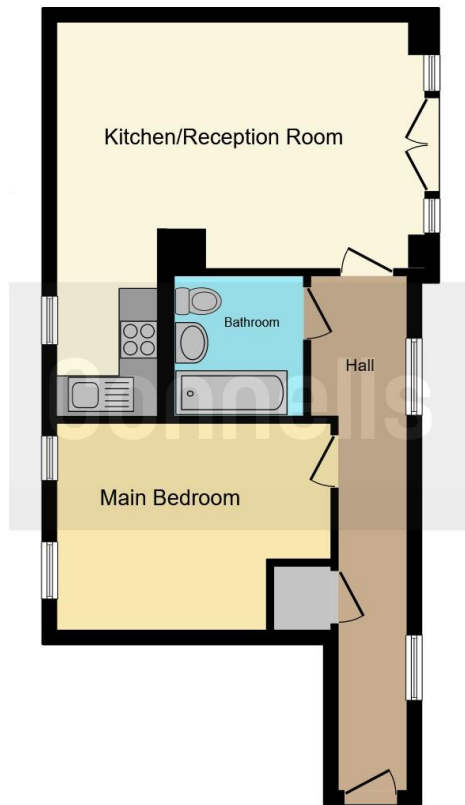
6' 3" max x 6' 9" max (1.91m max x 2.06m max)

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.







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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C

view this property online [connells.co.uk/Property/WYC311742](https://www.connells.co.uk/Property/WYC311742)

This is a Leasehold property with details as follows; Term of Lease 100 years from 15 Aug 2003. Should you require 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC311742 - 0011