



**Connells**

Rutland Lodge Rutland Street  
High Wycombe



### Property Description

Modern ground floor flat set close to High Wycombe centre. Comprising entrance hall with a double and single storage cupboard. The living room with dual aspect windows is open to the fitted kitchen with integrated appliances. The main bedroom has an ensuite with shower cubicle, WC and wash hand basin; second double bedroom and family bathroom benefitting from bath with shower over, WC and wash hand basin. The property benefits from private gated underground car parking, electric heating and private balcony,

The property is ideally located just outside of the town centre and is within walking distance of Bucks New University, Wycombe Hospital, town centre and the mainline train station. There are a number of junior and senior schools within the High Wycombe area including grammar schools.

### Entrance Hall

18' 2" max x 10' 7" max (5.54m max x 3.23m max)

### Living Room / Kitchen

29' 3" max x 13' 8" max (8.92m max x 4.17m max)

### Bedroom One

20' 3" max x 8' 6" max (6.17m max x 2.59m max)

### Ensuite

7' 2" max x 4' 9" max (2.18m max x 1.45m max)

### Bedroom Two

9' max x 12' 3" max (2.74m max x 3.73m max)

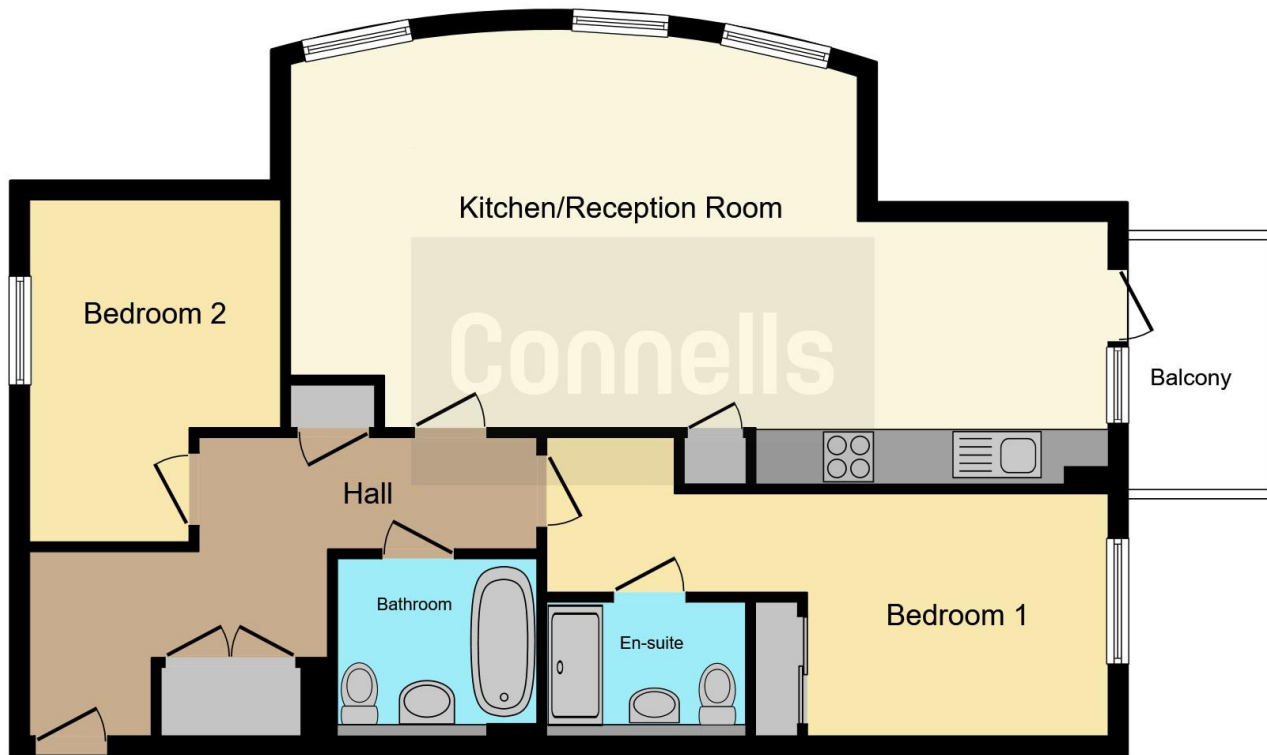
### Bathroom

7' 1" max x 6' 5" max (2.16m max x 1.96m max)

### Balcony

5' 1" max x 8' 10" max (1.55m max x 2.69m 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

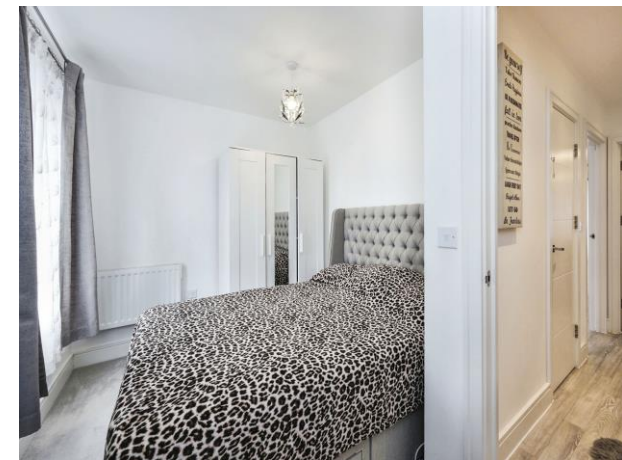
**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312278](http://connells.co.uk/Property/WYC312278)**

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.



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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