



Connells

Abercromby Court Abercromby Avenue
High Wycombe



Property Description

Ground floor apartment offered to the market with no onward chain. This lovely property is accessed via the communal entrance leading to the flat entrance hall with doors leading to the newly fitted kitchen with new flooring, wall and base level units, integrated oven and hob, washing machine and slimline dishwasher. Living / dining room with bay window. Double bedroom and bathroom with shower over bath, WC and wash hand basin. The property has been redecorated and has had new windows, new kitchen including flooring and a new water tank. The bathroom is due to be updated. The property also benefits from communal garden and allocated parking.

Located on the west side of town, close to parkland and within a short drive of Junction 4 of the M40 Motorway. Approximately 1.4 miles High Wycombe town centre and the mainline train station.

Agents Note;

The terms of the lease are 99 years from 29/01/1985, which means there are currently 61 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance Porch

4' 4" max x 3' 3" max (1.32m max x 0.99m max)

Entrance Hall

6' 7" max x 6' 9" max (2.01m max x 2.06m max)

Window to rear aspect. Electric heater, entry phone. BT point and fire alarm.

Living Room

16' 2" max x 10' 8" max (4.93m max x 3.25m max)

Bay window. 2 electric heaters. television point. BT telephone point.

Kitchen

8' 5" max x 7' 7" max (2.57m max x 2.31m max)

Window to rear aspect. New kitchen with integrated oven and hob, space for white goods. Sink and drainer. With new flooring. Electric heater. Fire alarm.

Bedroom

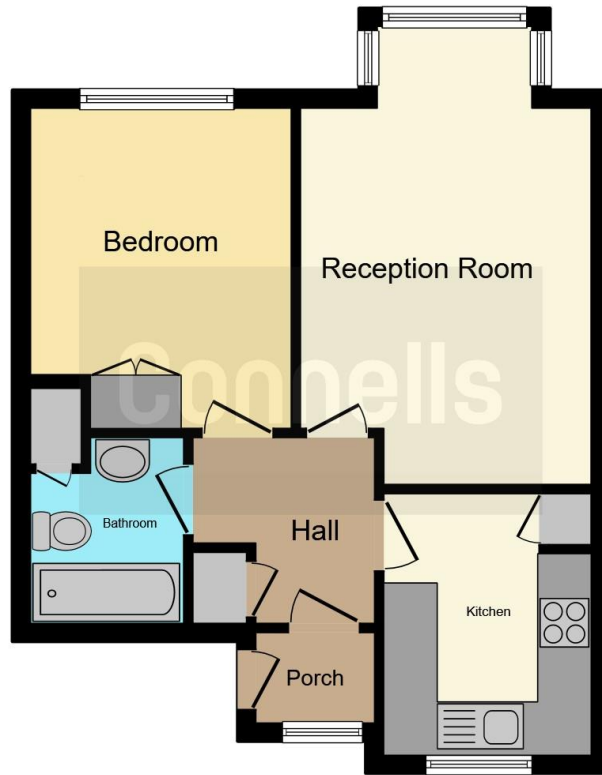
11' 10" max x 8' 3" max (3.61m max x 2.51m max)

Bathroom

5' 6" max x 6' 9" max (1.68m max x 2.06m max)

Bath with mixer taps and detachable shower head. Wash hand basin and WC. Airing cupboard with water tank. Electric heater.





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.focalagent.com



To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WYC312306

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1985. 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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