



**Connells**

The Acres  
High Wycombe





### Property Description

Connells are pleased to offer to the market this one bedroom apartment. Comprising entrance with storage, living room open plan to the kitchen with wall and base level units with freestanding appliances. Double bedroom with fitted wardrobe and bathroom with shower over bath, WC and wash hand basin. Further benefitting from off street residents parking, communal grounds and far reaching views.

The village of Downley is within walking distance and has selection of shops, and access to Downley Common with woodland abutting National Trust Land. There are two good schools within the Downley area and a number of schools throughout the High Wycombe area. The town centre is just a mile away, serviced by a bus that passes nearby.

### Entrance Hall

### Living Room

12' 11" max x 11' 1" max (3.94m max x 3.38m max)

### Kitchen

10' 9" max x 8' 5" max (3.28m max x 2.57m max)

### Bedroom One

12' 11" max x 9' 3" max (3.94m max x 2.82m max)

### Bathroom

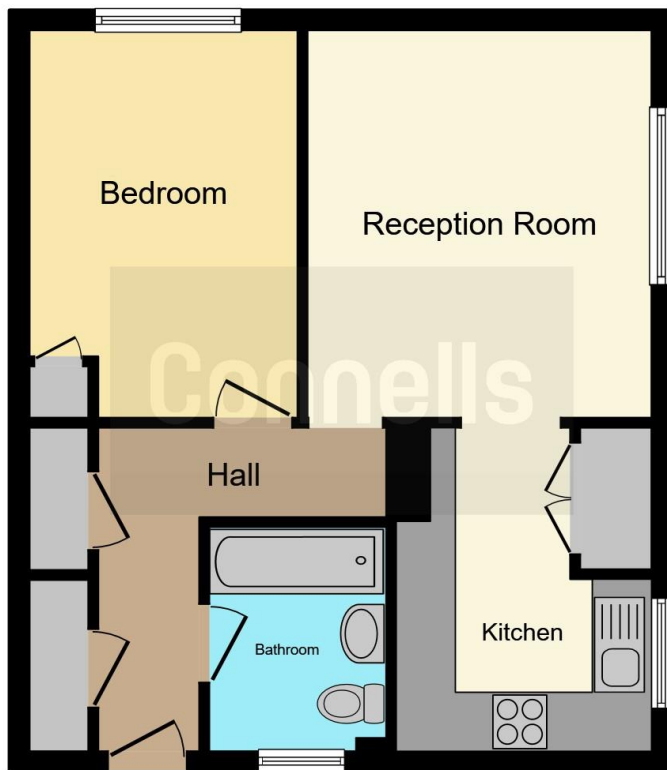
### Agents Note:

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









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](http://www.focalagent.com)

To view this property please contact Connells on

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 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312545](http://connells.co.uk/Property/WYC312545)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 May 1988. 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.

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