



Connells

Coach House Old Coach Drive
High Wycombe

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High Wycombe HP11 1AT

for sale offers in the region of
£210,000



Property Description

Offered to the market with no onward chain is this top floor apartment. Comprising entrance hall, spacious living room, open plan to the kitchen with breakfast bar. Double bedroom with storage and a shower room with WC and wash hand basin. Further benefits include one allocated parking space.

Located to the east of town, the property is a short drive from M40 J3 to London. High Wycombe town centre and mainline train station are approximately two miles away. Other amenities can be found at the Loudwater retail park, which is less than ten minutes' walk.

Entrance Hall

Door to front aspect, storage cupboard.

Living Room / Kitchen

21' 8" x 19' 4" (6.60m x 5.89m)

Open plan living room/kitchen, window to rear and side aspect, television point, telephone point, radiator, storage in eaves.

Fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric oven and hob.

Bedroom One

14' 5" x 7' 8" (4.39m x 2.34m)

Window to side aspect.

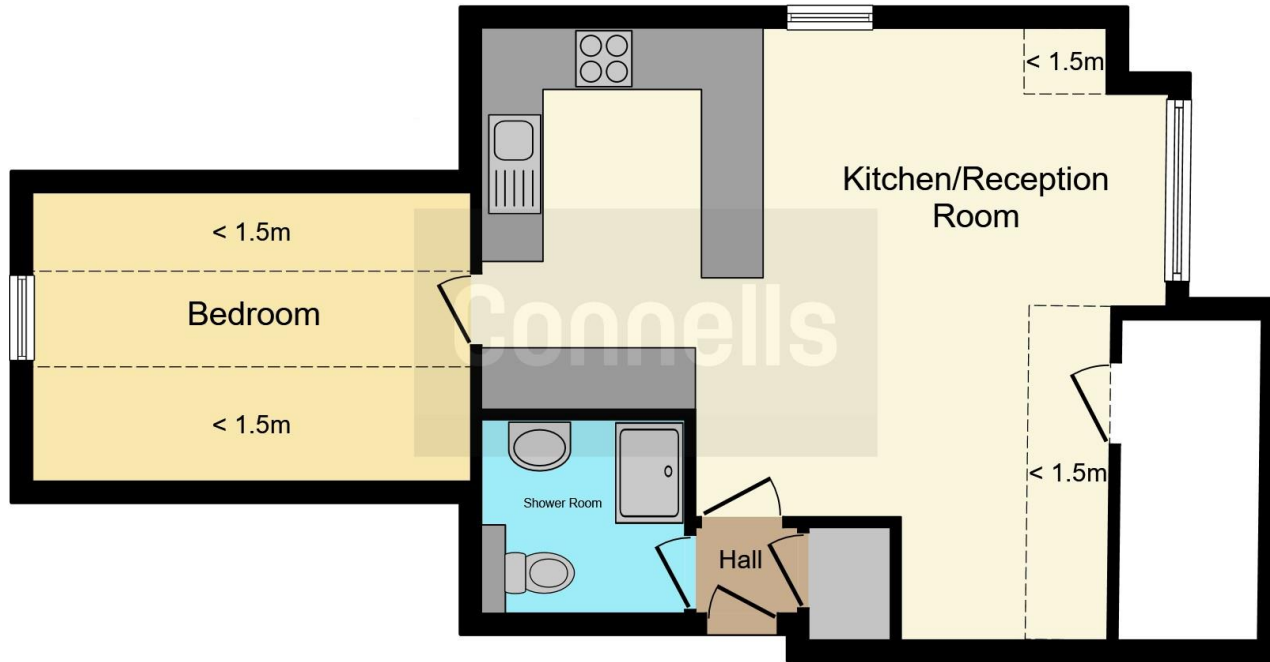
Bathroom

Shower cubicle, WC, wash hand basin, hand towel rail.

Parking

Allocated parking space.





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: Exempt

view this property online connells.co.uk/Property/WYC312471

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 May 2010. 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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