



**Connells**

Kings View West End Road  
High Wycombe





### Property Description

Connells are pleased to offer to the market this town centre first floor apartment. With entrance hall, open plan living room / kitchen, two bedrooms, ensuite and bathroom. Further benefitting from private balcony and allocated parking.

The apartment is located within a short walk of the mainline train station, hospital, Bucks New University and the town centre amenities including supermarkets, cinema, restaurants and much more.

Ideal first time or investment purchase.

### Entrance Hall

11' 2" max x 10' 2" max (3.40m max x 3.10m max)

### Living Room

16' 3" max x 12' 6" max (4.95m max x 3.81m max)

### Kitchen

6' 5" max x 10' 3" max (1.96m max x 3.12m max)

### Balcony

5' max x 10' 5" max (1.52m max x 3.17m max)

### Bedroom One

10' 4" max x 8' 4" max (3.15m max x 2.54m max)

### Ensuite

6' 8" max x 5' 3" max (2.03m max x 1.60m max)

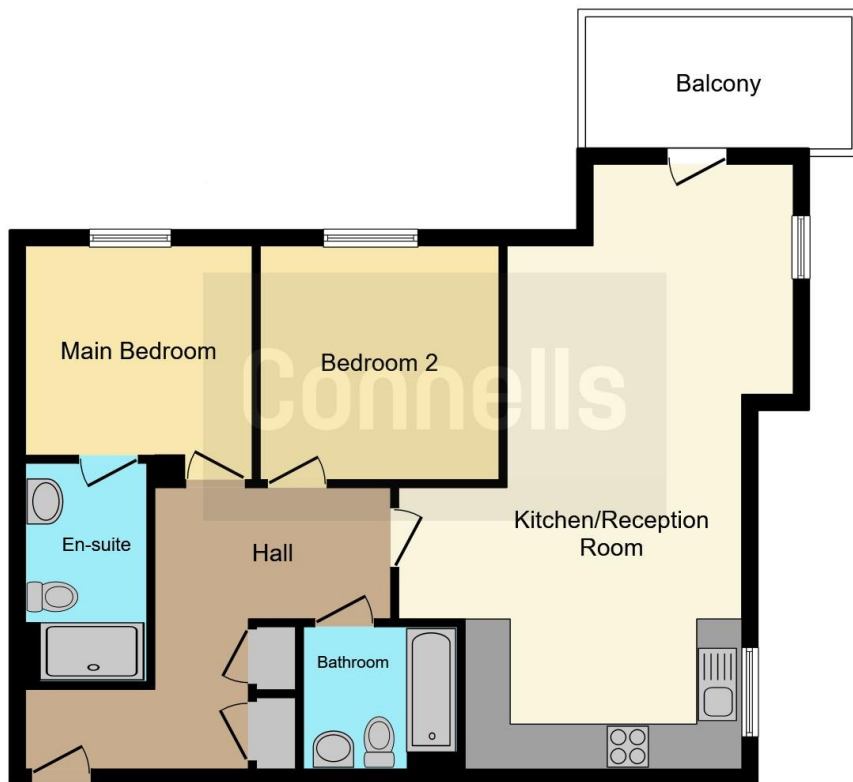
### Bedroom Two

9' 9" max x 10' 3" max (2.97m max x 3.12m max)

### Bathroom

6' 8" max x 6' 4" max (2.03m max x 1.93m max)





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

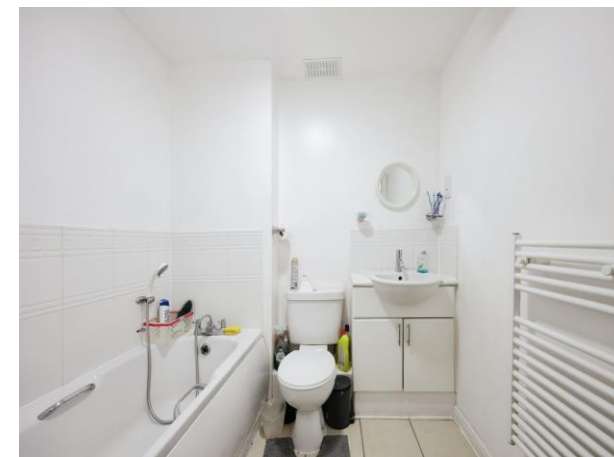
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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2005. 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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