





Property Description

This recently converted one-bedroom duplex apartment is ideally situated in the heart of the town centre, just a short walk from a wide range of local amenities and the mainline train station, offering convenient connections for commuters and travellers alike.

Beautifully presented with modern décor throughout, the property features an open-plan reception area with a fully fitted contemporary kitchen-perfect for both relaxing and entertaining. A staircase leads to the upper level, where you'll find a generously sized double bedroom and a sleek, modern bathroom.

Additional benefits include lift access to all floors and a long lease with approximately 124 years remaining, making this an excellent opportunity for first-time buyers or investors.

Living / Dining / Kitchen

14' 7" max x 14' 1" max (4.45m max x 4.29m max)

Bedroom One

14' 9" max x 9' 8" max (4.50m max x 2.95m max)

Bathroom

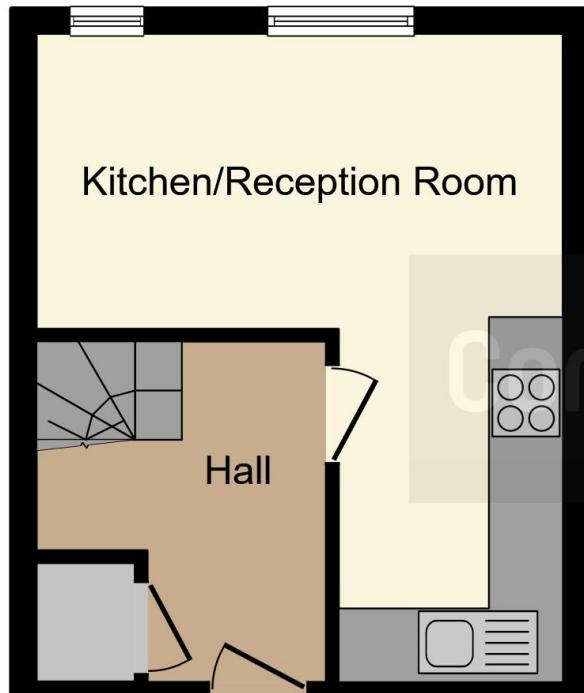
5' 8" max x 7' 1" max (1.73m max x 2.16m max)

Parking

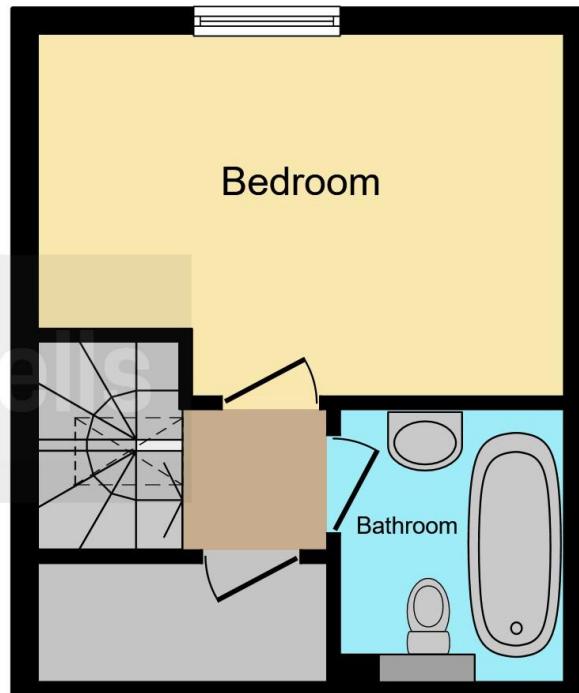
The property does not come with a parking space on site but there are permit options in the surrounding area.







Ground Floor



First Floor

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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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D
 Council Tax
 Band: B

Service Charge:
 1440.00

Ground Rent:
 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC312931

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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