



Connells

Kiran House West Wycombe Road
High Wycombe

Kiran House West Wycombe Road High Wycombe HP12 3AS

for sale
£325,000



Property Description

Connells are pleased to market this first floor apartment with Share of Freehold. The property is presented in excellent condition and comprises spacious open plan reception / kitchen with wall and base level units and integrated appliance, master bedroom with ensuite, second double bedroom and family bathroom. Further benefitting from allocated parking and communal garden. The property also has a view of the recreation ground beyond.

Conveniently located along West Wycombe Road, close to a recreation ground, school and with bus routes passing by. J4 of the M40 is about ten minutes drive; with the town centre and mainline station less than two miles from the property.

Entrance Hall

Living Room

20' 2" max x 15' 11" max (6.15m max x 4.85m max)

Kitchen

16' 11" max x 9' 8" max (5.16m max x 2.95m max)

Bedroom One

11' 10" max x 10' 7" max (3.61m max x 3.23m max)

Ensuite

Bedroom Two

11' 4" max x 10' 8" max (3.45m max x 3.25m max)

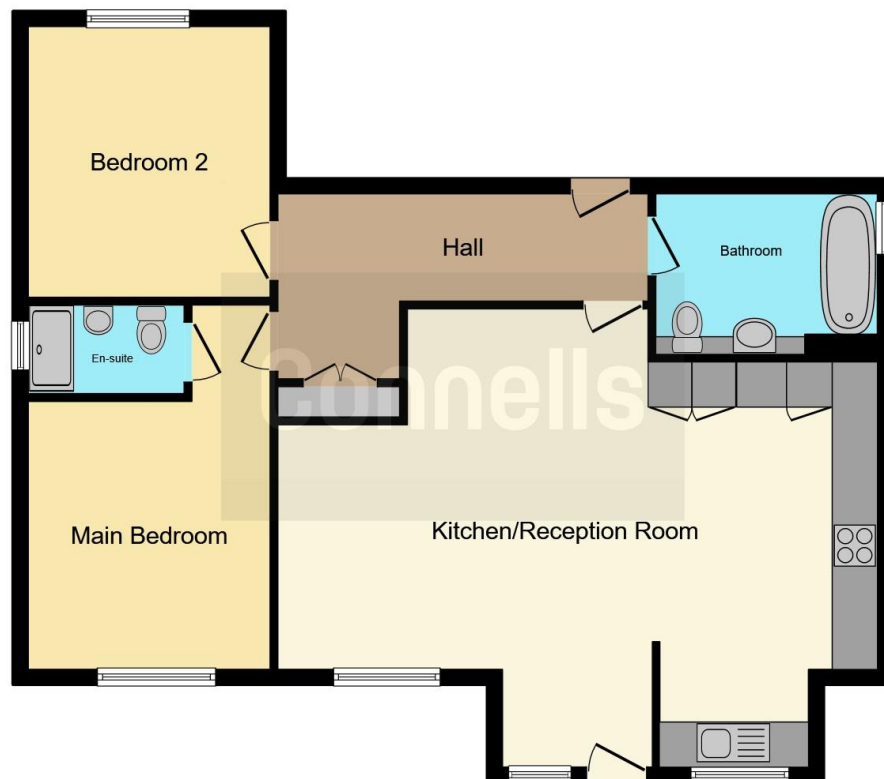
Bathroom

8' 8" max x 5' 10" max (2.64m max x 1.78m max)

Agents Note:

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





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: C

Council Tax
 Band: C

Service Charge:
 1400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC312882

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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