



**Connells**

Trinity Place  
High Wycombe

# Trinity Place High Wycombe HP11 1WN

for sale guide price  
**£160,000**



## Property Description

This stylish and contemporary one-bedroom apartment is perfectly situated in the heart of the town centre, just a short walk from shops, restaurants, and the train station - ideal for those that commute to London.

The property features an open-plan living area with a modern fitted kitchen, offering a bright and spacious environment for both relaxing and entertaining. The bathroom is well-appointed with a shower, basin and WC. Additional benefits include video entry, a burglar alarm system for added security, and a cycle storage.

With its excellent location and modern features, this apartment is perfect for professionals or couples looking for convenience and comfort.

## Agents Notes

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

## Reception / Kitchen

18' max x 11' 1" max (5.49m max x 3.38m max)

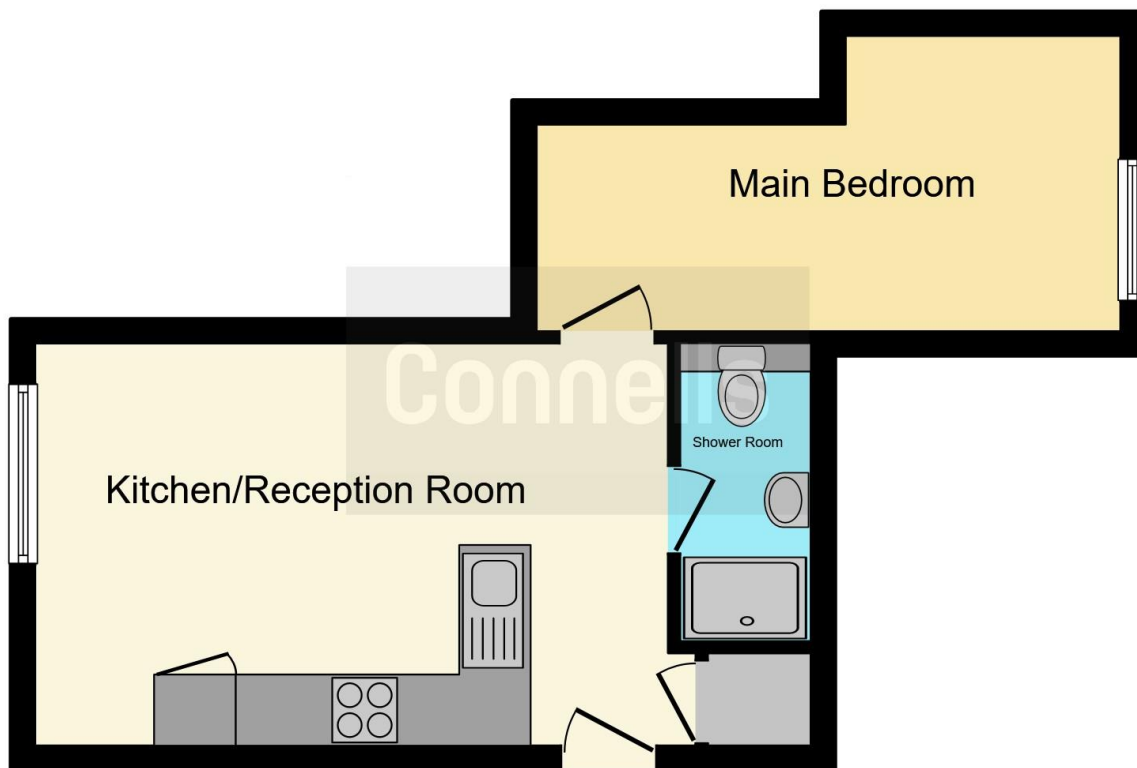
## Bedroom

16' 1" max x 8' 2" max (4.90m max x 2.49m max)

## Shower Room

3' 6" max x 8' 2" max (1.07m max x 2.49m 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

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax  
 Band: B

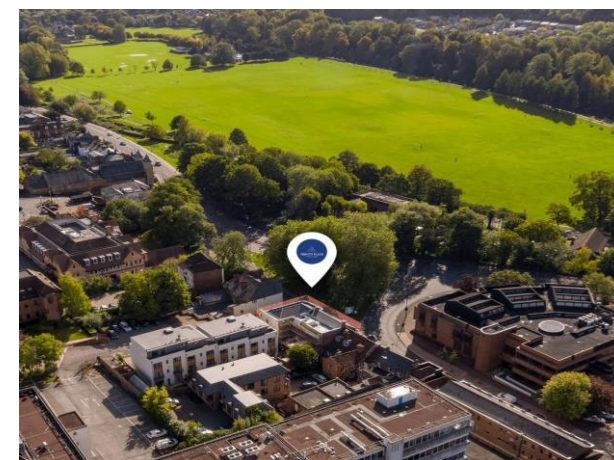
Service Charge:  
 1271.28

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC312742](http://connells.co.uk/Property/WYC312742)**

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.

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