



Connells

Rowan Place Beech Trees Road
High Wycombe

Rowan Place Beech Trees Road High Wycombe HP12 4AW

for sale offers in excess of
£260,000



Property Description

Modern Two-Bedroom Apartment with Balcony in Sought-After Cressex, High Wycombe

Located on the first floor of a well-maintained development in the popular Cressex area of High Wycombe, this stylish and well-presented apartment offers contemporary living with excellent transport links and local amenities.

The accommodation comprises an entrance hall leading to a bright and spacious living room with double doors opening onto a private balcony-ideal for relaxing or entertaining. The modern kitchen features a range of wall and base units, an integrated oven and hob, and space for additional appliances.

There are two generously sized double bedrooms, including a principal bedroom with an en-suite shower room. A separate family bathroom completes the layout.

Further benefits include allocated parking, access to well-kept communal gardens, and a secure entry system.

High Wycombe offers a wide array of shopping facilities, restaurants, a sports centre, and a cinema. The area is well connected, with a direct rail service to London and convenient access to Junction 4 of the M40. Regular bus routes serve the town and surrounding areas. A number of reputable junior and secondary schools are nearby, including local grammar schools.

Ideal for first-time buyers, investors, or those looking to downsize-this is a fantastic opportunity not to be missed.

Entrance Hall

With storage and doors to accommodation.

Reception Room

19' 6" max x 11' 10" max (5.94m max x 3.61m max)

Kitchen

10' 8" max x 8' max (3.25m max x 2.44m max)

Bedroom One

12' 7" max x 9' 11" max (3.84m max x 3.02m max)

Ensuite

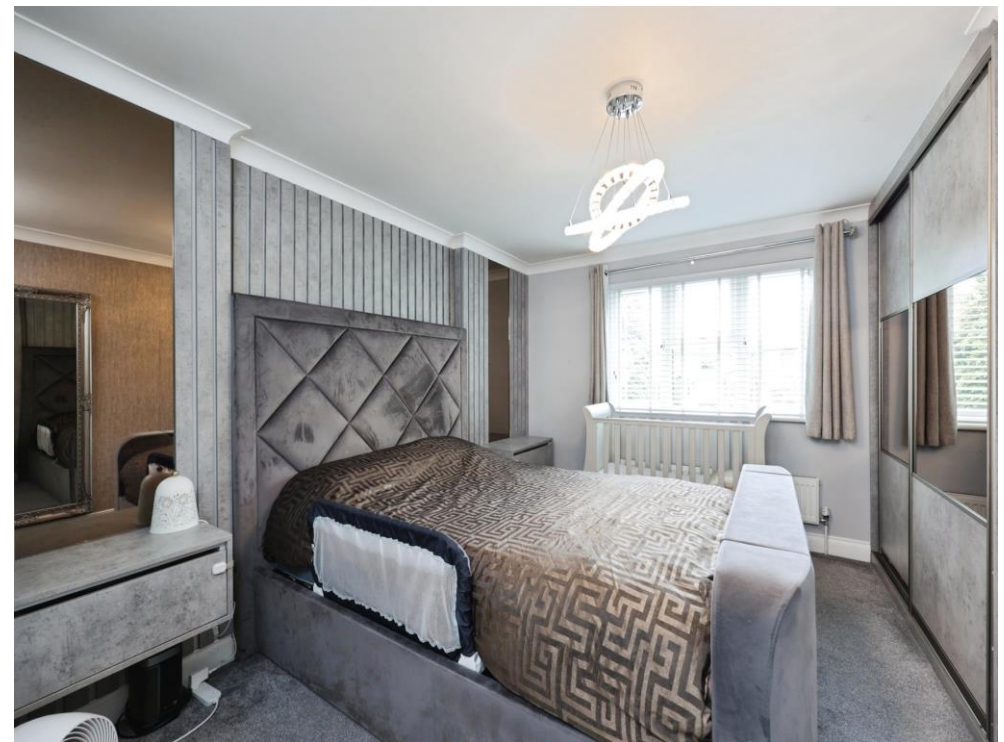
5' 4" max x 5' 5" max (1.63m max x 1.65m max)

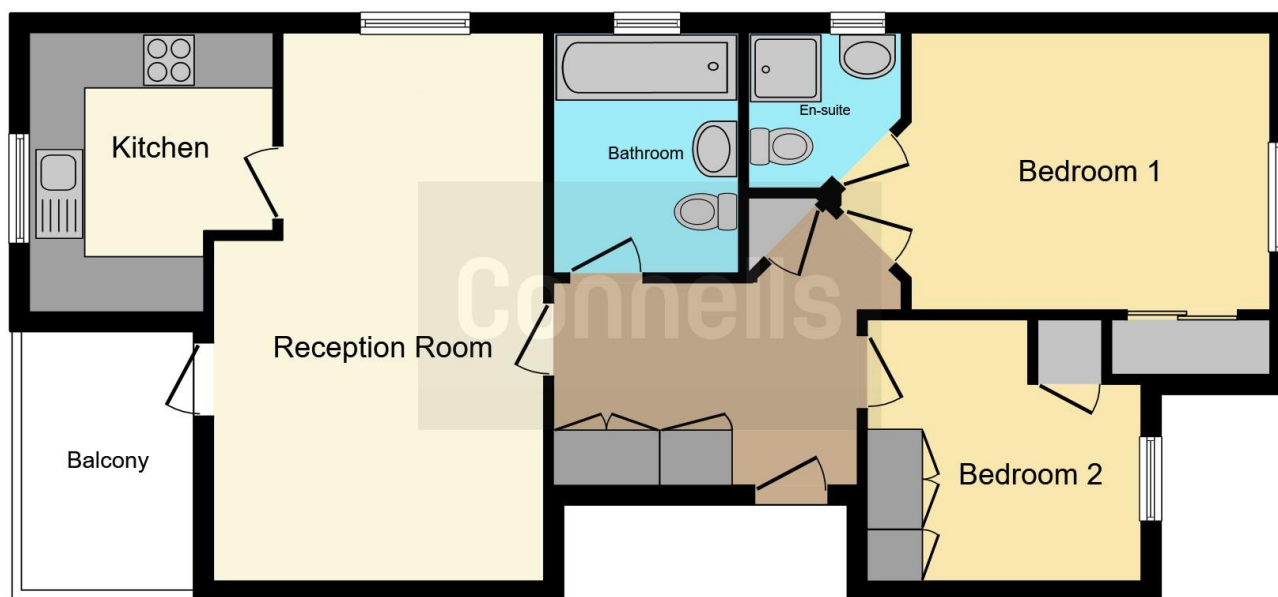
Bedroom Two

9' 9" max x 9' 3" max (2.97m max x 2.82m max)

Bathroom

6' 6" max x 8' 6" max (1.98m max x 2.59m 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

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:
 1030.13

Ground Rent:
 349.36

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC311354

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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