



Connells

Chairborough Court Chairborough Road
High Wycombe

Chairborough Court Chairborough Road High Wycombe HP12 3QQ

for sale guide price
£250,000



Property Description

Step into this beautifully appointed ground floor apartment, offering a perfect blend of comfort and convenience. The spacious living/dining room is bathed in natural light and features direct access to your own private garden, creating a wonderful extension of your living space. The contemporary kitchen is a highlight, equipped with newly fitted appliances, ready for culinary adventures.

Accommodation comprises two generously sized bedrooms. The principle bedroom benefits from a stylish en-suite shower room, providing a private sanctuary. The second bedroom is also of good proportions, ideal for guests, a home office, or a child's room, and is complemented by a sleek family bathroom.

Modern comforts abound, with underfloor heating ensuring warmth and efficiency, and smart Wi-Fi for seamless connectivity. The lease offers peace of mind with 112 years remaining.

Outside, the enclosed garden is a true gem - designed for low maintenance with attractive artificial grass and a delightful decked seating area, perfect for al fresco dining or simply relaxing. A rear gate provides convenient access to the private car park, making arrival and departure effortless. This apartment is an ideal choice for those seeking a modern home with superb outdoor space.

Living / Dining Room

8' 9" max x 12' 9" max (2.67m max x 3.89m max)

Kitchen

5' 10" max x 7' 7" max (1.78m max x 2.31m max)

Bedroom One

11' 5" max x 15' 2" max (3.48m max x 4.62m max)

Ensuite

2' 8" max x 10' 10" max (0.81m max x 3.30m max)

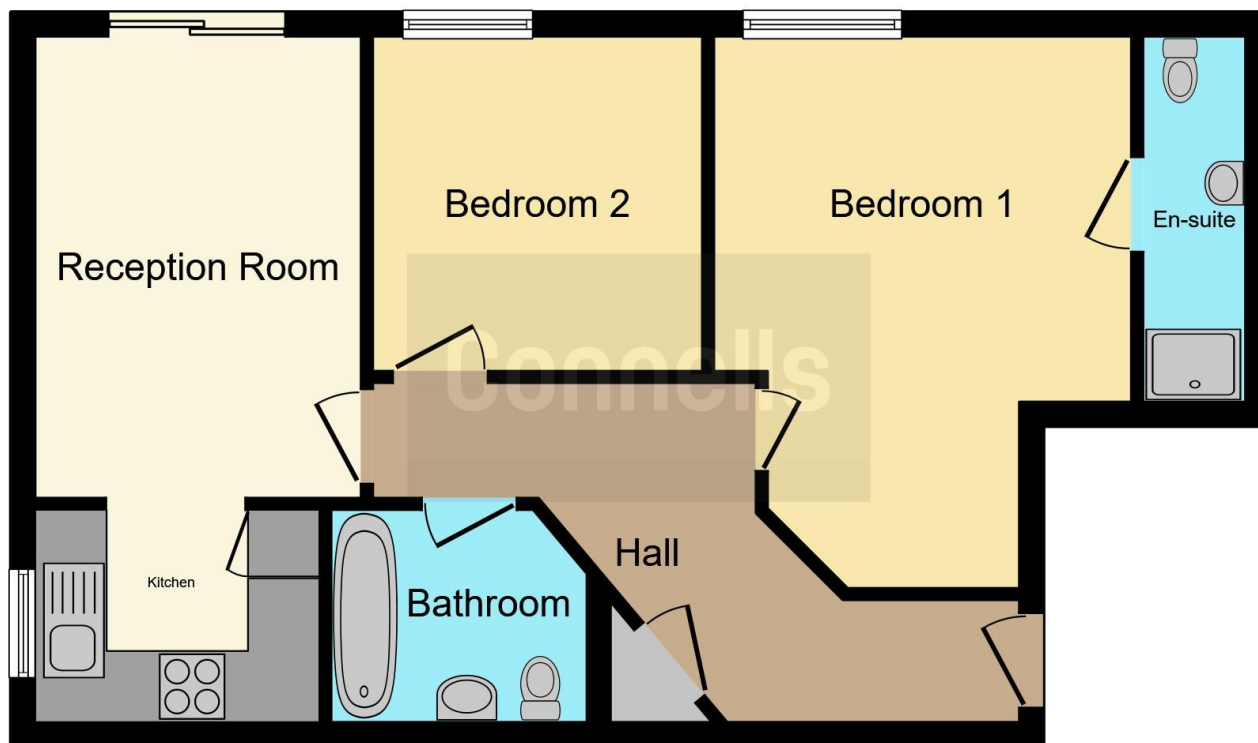
Bedroom Two

9' 3" max x 8' 6" max (2.82m max x 2.59m max)

Bathroom

5' 8" max x 7' 7" max (1.73m max x 2.31m 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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC312721

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC312721 - 0011

