



**Connells**

Westfields House London Road  
High Wycombe



# Westfields House London Road High Wycombe HP11 1HA

for sale  
**£225,000**



## Property Description

This modern two-bedroom flat is located on the second floor of a secure gated development and benefits from lift access to all floors. Offered with no onward chain and sold as seen, it presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a spacious open-plan reception and kitchen area, ideal for contemporary living, along with a modern bathroom and two well-proportioned bedrooms. Two private balconies, off the living room and the main bedrooms, provide additional outdoor space, perfect for relaxing or entertaining.

Conveniently situated just off the A40, the flat offers easy access to the M40 (Junction 3) for direct routes into London. Public transport links are close by, and Ryemead Retail Park is within walking distance, offering a range of shops and amenities.

## Living Room / Kitchen

19' 3" max x 14' 8" max (5.87m max x 4.47m max)

## Bedroom One

14' 9" max x 8' max (4.50m max x 2.44m max)

## Bedroom Two

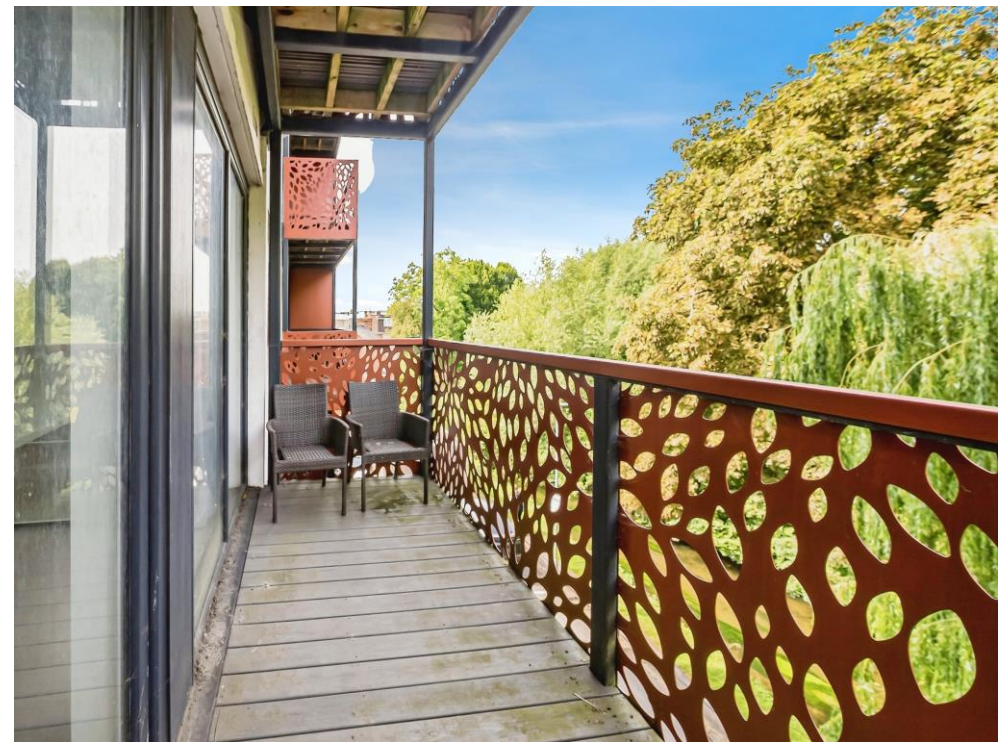
8' 8" max x 10' 8" max (2.64m max x 3.25m max)

## Bathroom

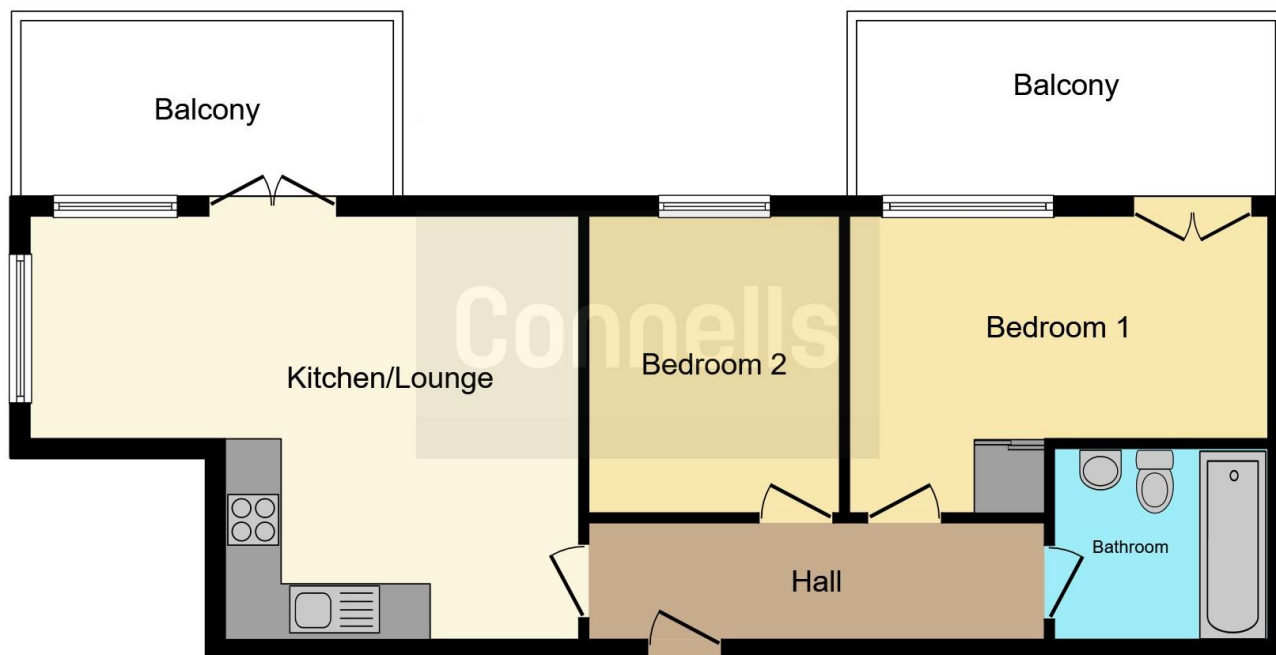
6' 4" max x 7' 8" max (1.93m max x 2.34m max)

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.







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: C

Council Tax  
 Band: C

Service Charge:  
 1356.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313242](http://connells.co.uk/Property/WYC313242)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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Property Ref: WYC313242 - 0005

