



Connells

Alexandra Park
High Wycombe

Alexandra Park High Wycombe HP11 2HB

for sale offers in excess of
£190,000



Property Description

This spacious ground floor apartment offers a well-balanced layout and a convenient location, making it an excellent choice for both homeowners and investors.

The accommodation begins with an entrance hall that includes a useful storage cupboard. The dual-aspect living and dining room is filled with natural light and provides direct access to the communal grounds, creating a bright and welcoming space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, along with an integrated oven and hob.

There are two comfortable bedrooms and a bathroom complete with a bathtub, WC and wash hand basin. The property also benefits from allocated parking, as well as additional visitor parking.

Ideally positioned, the apartment is only a short walk from High Wycombe town centre, where you will find the Eden Shopping Centre, the mainline train station, Wycombe Hospital and Bucks New University. For those commuting by car, the M40 (Junction 4) is just a short drive away, providing excellent transport links.

Living Room

15' 2" max x 14' max (4.62m max x 4.27m max)

Kitchen

7' 5" max x 6' 8" max (2.26m max x 2.03m max)

Bedroom One

11' 7" max x 13' 6" max (3.53m max x 4.11m max)

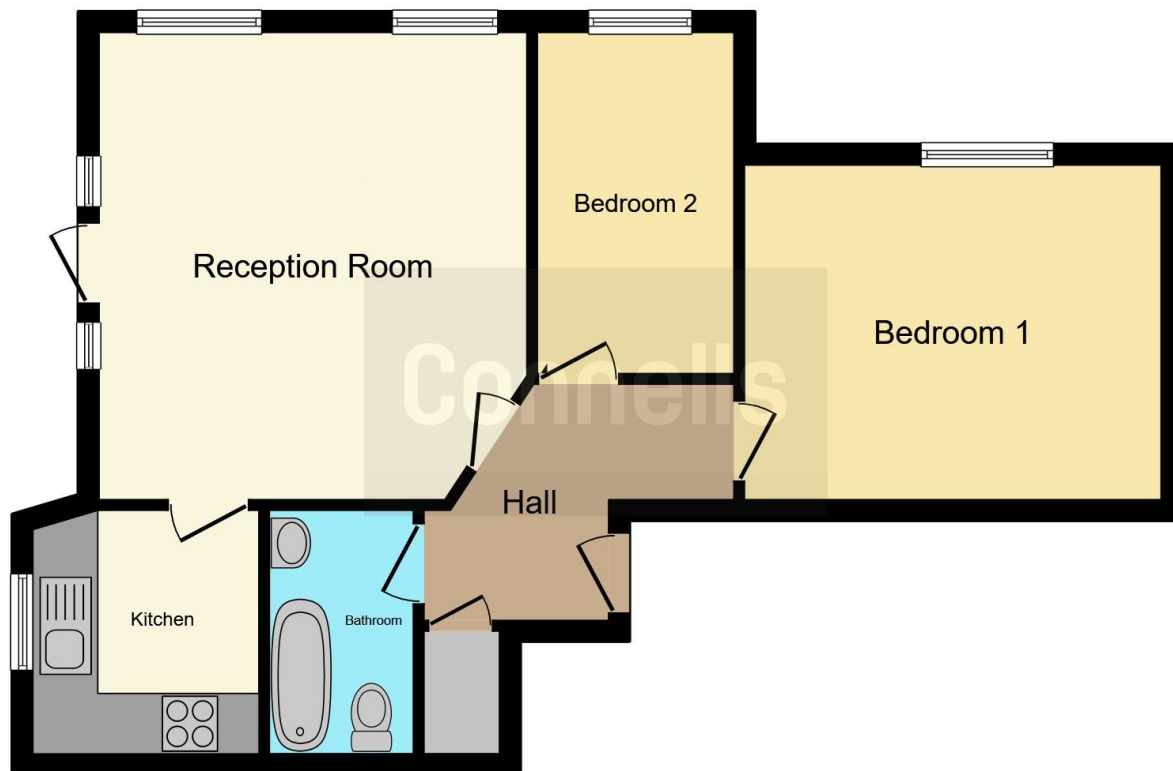
Bedroom Two

10' 5" max x 6' 5" max (3.17m max x 1.96m max)

Bathroom

7' 9" max x 4' 7" max (2.36m max x 1.40m 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: E Council Tax
 Band: C

Service Charge:
 2058.88

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC312283

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. 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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