



Connells

The Galleries
High Wycombe



Property Description

Offered to the market with no onward chain, this mid-terrace townhouse is located in a no through road in the centre of High Wycombe. The property benefits from a dedicated parking space and a private balcony.

Accommodation is arranged over three floors. The ground floor comprises an entrance hall, a bedroom with built-in storage, and an ensuite shower room. On the first floor, there is a reception room with dual-aspect windows and access to the balcony, along with a fitted kitchen featuring wall and base units and integrated appliances. The second floor offers two further bedrooms and a family bathroom with WC, bath, and wash basin.

Situated in a central location, the property is within walking distance of local amenities including the bus and train stations, shops, restaurants, cinema, and leisure facilities.

Entrance Hall

Bedroom One

20' 2" max x 9' 3" max (6.15m max x 2.82m max)

Ensuite

7' 3" max x 5' 2" max (2.21m max x 1.57m max)

Reception

15' 3" max x 13' 5" max (4.65m max x 4.09m max)

Kitchen

10' 2" max x 7' 1" max (3.10m max x 2.16m max)

Bedroom Two

15' max x 7' 3" max (4.57m max x 2.21m max)

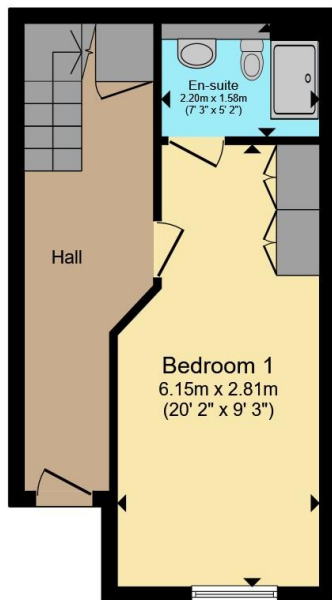
Bedroom Three

15' max x 7' 1" max (4.57m max x 2.16m max)

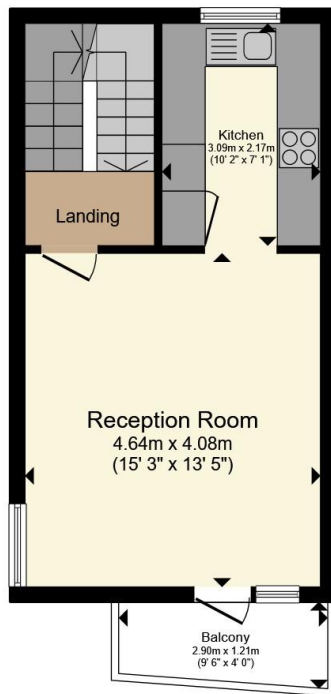
Bathroom

7' 3" max x 5' 10" max (2.21m max x 1.78m max)

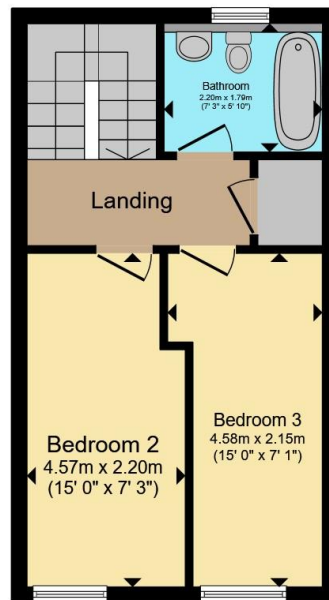




Ground Floor



First Floor



Second Floor

Total floor area 94.6 m² (1,018 sq.ft.) approx

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.propertybox.io

Connells

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: D

Service Charge:
 1300.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313349

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2001. 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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