



Park View Court High Wycombe HP12 3AY

for sale
£240,000



Property Description

This well-presented one-bedroom house is ideally located to the west of High Wycombe town centre, offering convenience and comfort. The front door opens into a spacious reception room featuring under-stairs storage, leading to a modern kitchen with tiled splashbacks, an integrated oven and hob, and space for white goods.

Upstairs, you'll find a generously sized double bedroom and a partly tiled bathroom complete with shower over bath, WC, and wash basin. The property benefits from allocated parking and access to communal grounds, making it an excellent choice for professionals or couples.

Positioned within easy reach of High Wycombe town centre, the train station, and local amenities, this home combines practicality with a prime location.

Lease Term

The term of the lease is 99 years from 01/01/1986, which means there are currently 60 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Living Room

14' 3" max x 10' 6" max (4.34m max x 3.20m max)

Kitchen

10' 8" max x 7' max (3.25m max x 2.13m max)

Bedroom

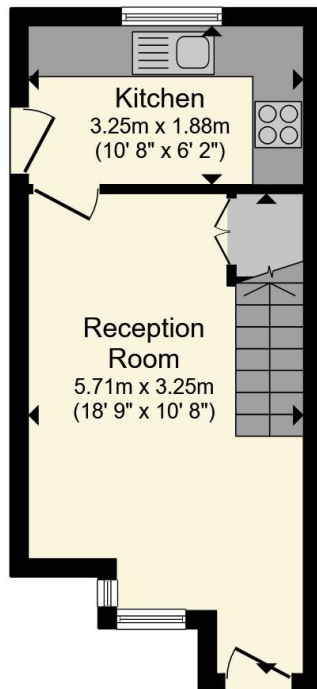
11' 4" max x 10' 7" max (3.45m max x 3.23m max)

Bathroom

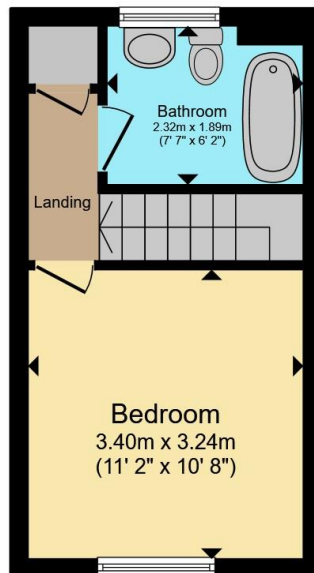
7' 2" max x 7' 5" max (2.18m max x 2.26m max)







Ground Floor



First Floor

Total floor area 43.1 m² (464 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



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: E Council Tax
 Band: B

Service Charge: 664.00 Ground Rent:
 493.00

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. 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: WYC313450 - 0002