



**Connells**

Peatey Court Princes Gate  
HIGH WYCOMBE



# Peatey Court Princes Gate HIGH WYCOMBE HP13 7AZ

for sale  
**£200,000**



## Property Description

This modern one-bedroom apartment is ideally located close to High Wycombe town centre and the mainline train station, offering excellent convenience for commuters.

The property features an open plan living and dining area, a contemporary kitchen fitted with wall and base units and space for essential white goods, and a generous double bedroom complete with fitted wardrobes. The modern bathroom is only a year old and includes a shower over the bath, WC and washbasin.

Presented in excellent condition throughout, the apartment benefits from an impressive 100 years remaining on the lease and allocated parking for one car, making it an attractive option for both first-time buyers and investors.

Peatey Court sits within Princes Gate, a modern development just east of the town centre and within a 20-minute walk of the railway station, with the ever-popular Rye Park also a short stroll away. High Wycombe is a prime location for commuters, offering fast Chiltern Railway services to London Marylebone in under half an hour, and easy access to Junctions 3 and 4 of the M40, with the M25 and London Heathrow Airport beyond.

## Entrance Hall

## Living / Dining Room

21' 1" max x 11' 9" max (6.43m max x 3.58m max)

## Kitchen

12' max x 8' max (3.66m max x 2.44m max)

## Bedroom

14' 3" max x 9' max (4.34m max x 2.74m max)

## Bathroom

7' 10" max x 5' 6" max (2.39m max x 1.68m max)





Total floor area 49.9 m<sup>2</sup> (537 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](http://www.propertybox.io)

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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: B

Service Charge:  
1242.79

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313481](http://connells.co.uk/Property/WYC313481)**

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