



Connells

Tempus Court Bellfield Road
HIGH WYCOMBE



Property Description

Connells are pleased to offer to the market this well-maintained duplex apartment. With open plan living room / kitchen to the ground floor and double bedroom and bathroom to the first.

Convenience is key, with an allocated parking spot for added peace of mind, as well as lift access from car park into the building. Situated just a short walk from High Wycombe's vibrant town centre and train station, this apartment offers both comfort and a prime location for city commuters and those looking to enjoy the best of local amenities.

Communal Entrance

Video entry system. Stairs & lifts to all floors.

Entrance Hall

Storage cupboard. Video entry phone. Stairs to first floor.

Living Room / Kitchen

13' 1" max x 11' 11" max (3.99m max x 3.63m max)

Two side aspect windows. Underfloor heating. Open plan to kitchen. Wall and base level units. Four ring integrated electric hob, oven underneath. Integrated dishwasher and washer/dryer. Integrated under the counter fridge/freezer. Space for fridge/freezer. Additional features include Perfect fit blinds, Room temperature thermostat, under-unit lighting, a USB charging socket, dimmable spotlights, and TV, telephone, and satellite points.

Landing

Skylight

Bedroom

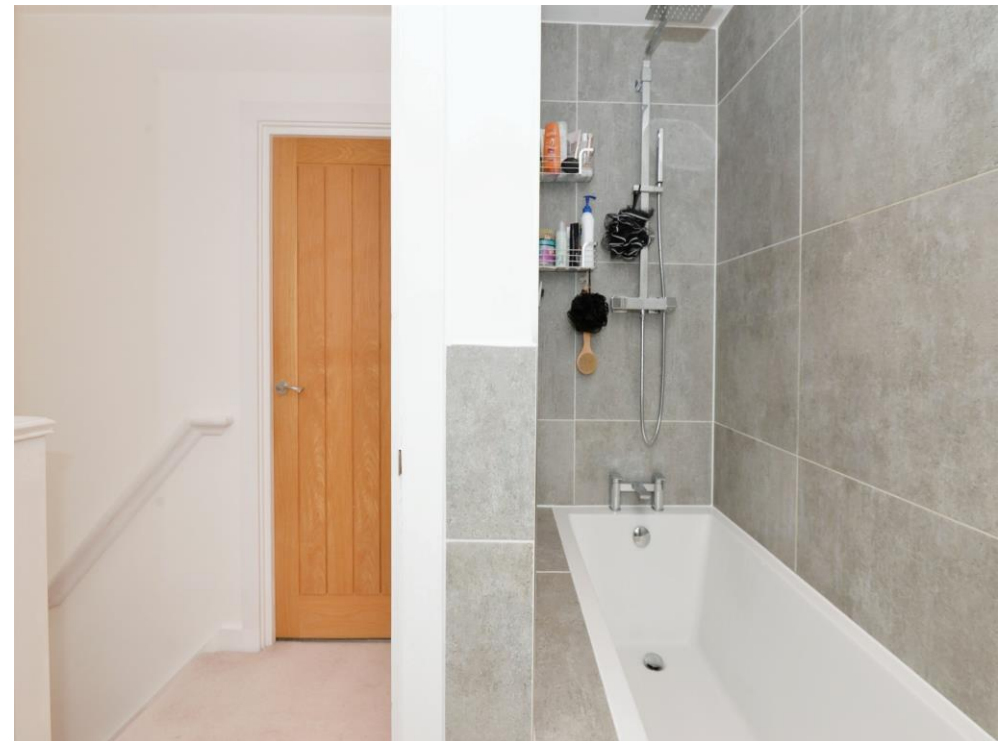
11' 11" max x 9' 11" max (3.63m max x 3.02m max)

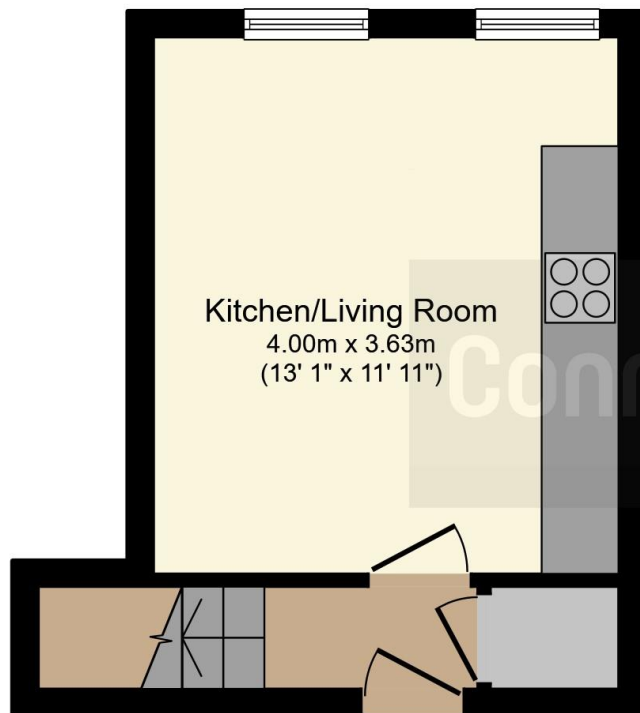
Side aspect floor-to-ceiling window. Vertical double panel radiator.

Additional features include Perfect fit blinds, Room temperature thermostat, USB charging sockets (either side of bed), and a TV point.

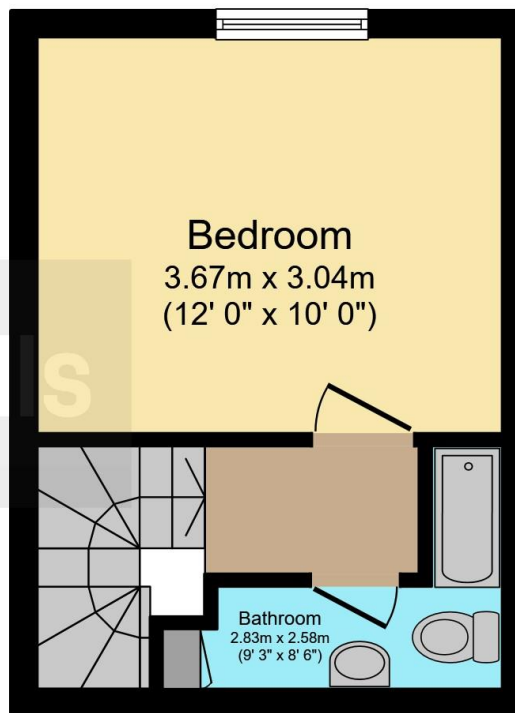
Bathroom

Bath with mixer tap, chrome taps. Wall mounted thermostatic rainfall shower head with handheld showerhead attachment. Wash hand basin. WC. Wall mounted demister mirror cabinet with shaver point and LED illuminated sensor function. Chrome silver Heated Towel Rail with thermostat controller. Door to store room with water tank. Partly tiled walls and tiled flooring.





Ground Floor



First Floor

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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

view this property online connells.co.uk/Property/WYC313002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

Tempus Court is perfectly placed for every convenience; you'll find all of life's necessities on your doorstep. High Wycombe offers excellent connectivity with London Heathrow just 25 minutes away by car. The Eden Centre, restaurants, major supermarkets, and gyms are all within a short walking distance. High Wycombe Station is a 12-minute walk or a 6-minute drive, providing a 30-minute train ride to London Marylebone and a little over an hour to Kings Cross Station. The Rye is a 6-minute drive away, making it easy to reach various destinations quickly

EPC Rating: C	Council Tax Band: B	Service Charge: 1509.00	Ground Rent: 192.00
---------------	---------------------	-------------------------	---------------------

Tenure: Leasehold



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: WYC313002 - 0006