

Conegra Road, High Wycombe, Buckinghamshire, HP13 6DZ

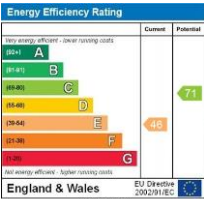
We are delighted to offer for sale this very well appointed two-bedroom top floor apartment located in substantial well-manicured grounds just a short walk from the town centre and railway station.

Secure Entry Phone System | Communal Entrance Hall | Stairs To Top Floor Landing | Front Door | Entrance Hall With Storage | Large Lounge/Dining Room | Refitted Kitchen Including Appliances | Two Good Size Bedrooms With Built-In Wardrobes | Refitted Shower Room | Communal Radiator Heating Included In The Service Charges | Double Glazed Windows | Two Balconies To Front & Rear | Garage | Most Delightful Secluded Communal Gardens | Immaculate Condition Throughout | Long Lease | Low Charges Including Heating | 10-Minute Walk To Town | 5-Minute Walk To Station | Popular Development |

We are delighted to offer for sale this well-appointed, two-bedroom, top floor apartment, located in substantial well-manicured grounds just a short walk from the town centre and railway station. The property has been much improved by the current owners and offers communal heating included in the service charge, a refitted kitchen including appliances, a large lounge/dining room with balcony views over the gardens, two good size bedrooms with built-in wardrobes and a refitted modern shower room. Externally there are two balconies to the front and rear, and a garage plus additional local parking. The gardens are very well maintained with lawn, shrubs and trees and offer a private and secluded south facing space with a footpath leading down to Totteridge Road. With a long remaining lease and low charges this property offers an excellent first time or investment purchase. We hold keys.

Price... £245,000

Freehold



LOCATION

Part of an established development at the end of a cul-de-sac less than 10-minutes' walk from the town centre with extensive amenities including frequent Heathrow buses. The station with 25-minute London Marylebone trains is just a 5-minute walk. Mature trees in the vicinity give the location a pleasant feel but local shops are just a short walk. Junction 4 of the M40 is approximately 5-minutes' drive.

DIRECTIONS

In an approach from High Wycombe centre leave on the A404 towards Amersham and above the station turn immediately right into Totteridge Road. After the left-hand bend turn left into Peterborough Avenue and then take the first left into Conegra Road. Richmond Court is at the end of the cul-de-sac on the left.

ADDITIONAL INFORMATION

Leasehold; 950 Years remaining; Service Charge inc heating; £2400.00 Per annum; Ground Rent; £50.00 Per annum.

COUNCIL TAX

EPC RATING

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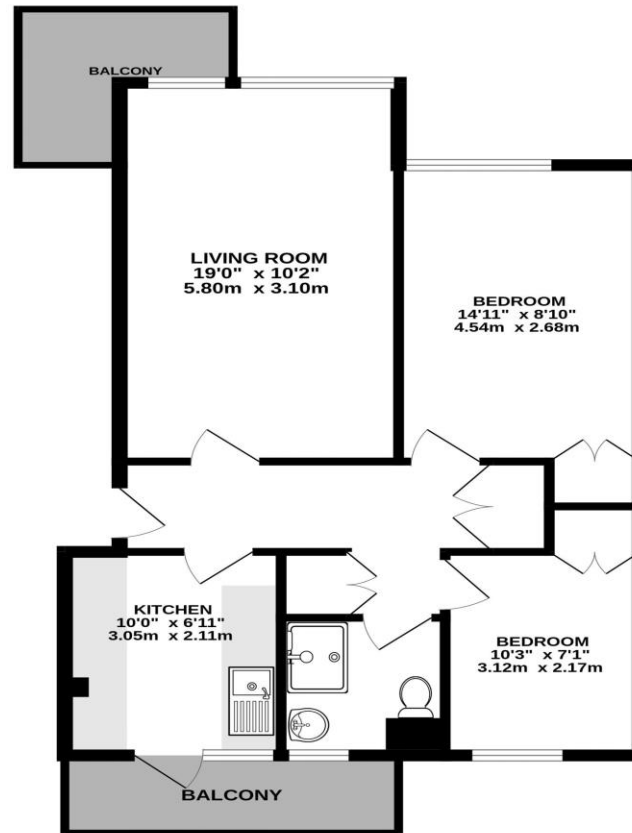
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership