



**Connells**

Kings View West End Road  
High Wycombe



### Property Description

Available with no onward chain, and perfectly positioned in the heart of the town centre, this well-presented 2-bedroom first floor flat offers stylish, convenient living just a short walk from the mainline train station, bus station, and a full range of local amenities.

The property benefits from open plan living room / kitchen with integrated appliances. The main bedroom has private balcony access and an ensuite shower room. There is a second good size bedroom and family bathroom.

Presented in good condition throughout, this property is an excellent choice for first-time buyers and investors alike, combining comfortable living with an unbeatable central location.

Early viewing highly recommended

### Living Room

16' max x 10' 5" max (4.88m max x 3.17m max)

### Kitchen

10' 6" max x 5' 7" max (3.20m max x 1.70m max)

### Bedroom One

12' 2" max x 9' 10" max (3.71m max x 3.00m max)

### Ensuite

### Bedroom Two

12' 1" max x 8' 3" max (3.68m max x 2.51m max)

### Bathroom

6' 9" max x 5' 7" max (2.06m max x 1.70m max)







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](http://www.focalagent.com)

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: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313215](http://connells.co.uk/Property/WYC313215)**

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.



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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