



**Connells**

Ambassador Court West Wycombe Road  
High Wycombe



### Property Description

This well-presented first-floor apartment is offered to the market with no onward chain and is located on the desirable west side of town, benefiting from a long lease with approximately 119 years remaining.

The spacious open-plan modern kitchen and reception area opens onto a private balcony, providing an ideal setting for relaxing or entertaining. The double bedroom features an ensuite shower room and also enjoys direct access to the balcony, while a second bedroom is served by a contemporary family bathroom. Additional advantages include allocated residents' parking and access to attractive communal gardens.

Conveniently positioned around 1.3 miles from the mainline train station and town centre, and within an easy ten-minute drive of the M40 (Junction 4), this apartment is perfectly suited to commuters and those seeking low-maintenance modern living.

### Entrance Hall

### Kitchen / Living Area

21' 11" max x 10' 4" max (6.68m max x 3.15m max)

### Bedroom One

14' 6" max x 9' max (4.42m max x 2.74m max)

### Ensuite

7' 3" max x 5' 7" max (2.21m max x 1.70m max)

### Bedroom Two

9' 9" max x 8' 3" max (2.97m max x 2.51m max)

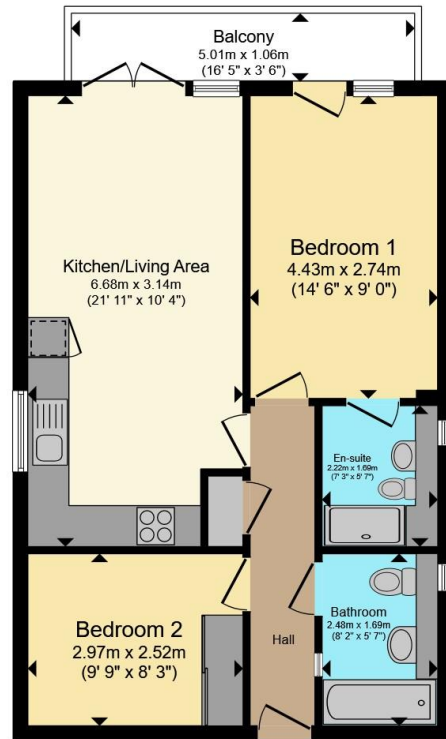
### Bathroom

8' 2" max x 5' 7" max (2.49m max x 1.70m max)

### Balcony

16' 5" max x 3' 6" max (5.00m max x 1.07m max)





Total floor area 55.1 m<sup>2</sup> (593 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)

**Connells**



To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: B

Service Charge: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313515](http://connells.co.uk/Property/WYC313515)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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Property Ref: WYC313515 - 0004