



**Connells**

Beaumont Court Abercromby Avenue  
High Wycombe

# Beaumont Court Abercromby Avenue High Wycombe HP12 3GW

for sale offers in excess of  
**£190,000**



## Property Description

This stylish second-floor apartment is offered to the market with no onward chain and is set within a secure gated development, providing both comfort and peace of mind.

The property opens into a welcoming entrance hall with an intercom entry system. The spacious living area seamlessly connects to a modern open-plan kitchen, fitted with a range of sleek wall and base units, an integrated oven and hob, and space for additional appliances. From the living area, doors lead out onto a private balcony—an ideal spot for relaxing or enjoying outdoor space.

The principal bedroom benefits from a fitted wardrobe and a contemporary en-suite shower room, while the second bedroom is generously sized and served by a well-appointed family bathroom.

Further features include gas central heating and a well-designed, functional layout throughout.

Conveniently located to the west of High Wycombe town centre, the property enjoys a level walk into town and excellent access to local amenities, shops, and transport links—making it an ideal choice for professionals, first-time buyers, or investors.

## Entrance Hall

## Living Room / Kitchen

13' 4" max x 17' 7" max (4.06m max x 5.36m max)

## Bedroom One

13' 7" max x 9' 7" max (4.14m max x 2.92m max)

## Ensuite

5' 1" max x 7' 9" max (1.55m max x 2.36m max)

## Bedroom Two

9' 2" max x 7' 7" max (2.79m max x 2.31m max)

## Bathroom

6' 7" max x 5' 5" max (2.01m max x 1.65m max)

## Balcony

9' 3" max x 4' 1" max (2.82m max x 1.24m max)

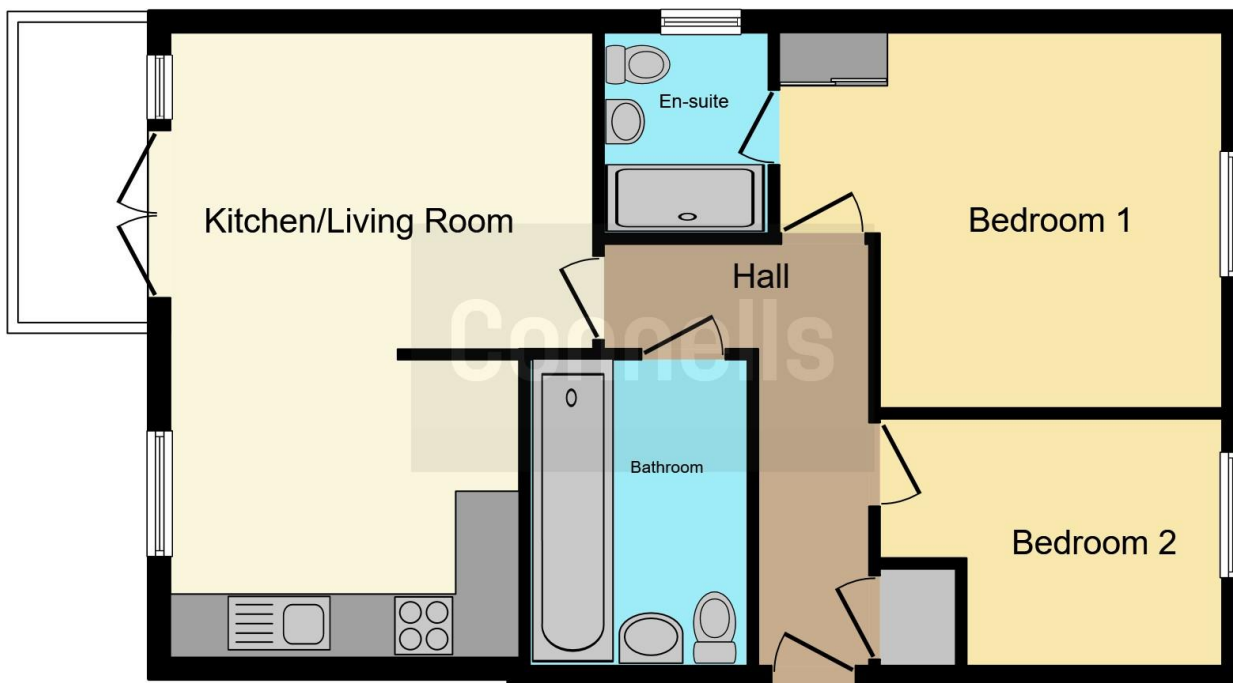
## Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Service Charge: 850.00 Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313476](https://www.connells.co.uk/Property/WYC313476)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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: WYC313476 - 0010

