



**Connells**

Kings Court Easton Street  
High Wycombe



### Property Description

Ideally located in the heart of High Wycombe, this well-presented two-bedroom first-floor flat offers convenient town-centre living with a wide range of amenities just moments away. Set above local shops, the property combines comfort with practicality, making it an excellent choice for first-time buyers, investors, or those seeking a low-maintenance home.

The accommodation comprises a bright and welcoming reception room, a modern fitted kitchen, two well-proportioned bedrooms, and a clean, contemporary bathroom. The flat is maintained in good condition throughout, allowing a purchaser or tenant to move straight in with minimal fuss.

The property is offered with approximately 100 years remaining on the lease, providing long-term security and peace of mind.

To the rear of the building, the flat benefits from one allocated parking space operated via a permit system—an increasingly sought-after feature in this central location.

With High Wycombe train station, major bus routes, and the town's shops, cafés, and services all within easy reach, this property offers an excellent balance of convenience, connectivity, and comfortable living.

### Entrance Hall

#### Reception

13' 7" max x 8' 9" max (4.14m max x 2.67m max)

#### Kitchen

7' 6" max x 6' 8" max (2.29m max x 2.03m max)

#### Bedroom One

15' 9" max x 13' max (4.80m max x 3.96m max)

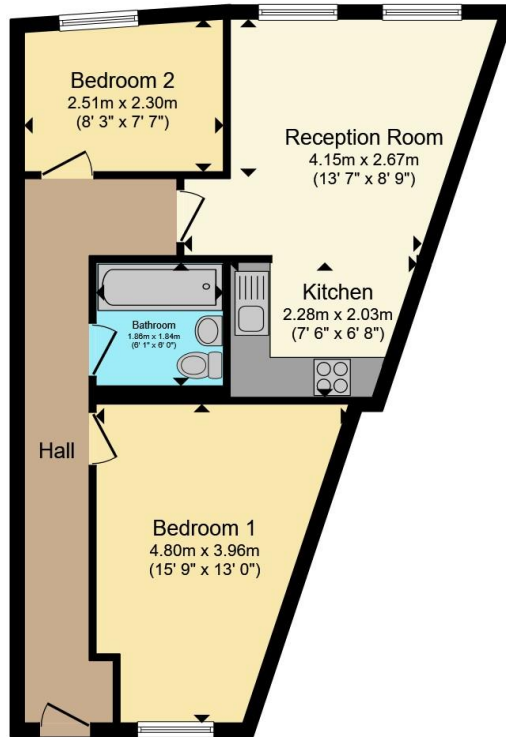
#### Bedroom Two

8' 3" max x 7' 7" max (2.51m max x 2.31m max)

#### Bathroom

6' 1" max x 6' max (1.85m max x 1.83m max)





Total floor area 54.9 m<sup>2</sup> (590 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)



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: 890.04 Ground Rent: 124.66

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313550](http://connells.co.uk/Property/WYC313550)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2001. 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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313550 - 0006