

Connells

Romero Court Olympic Way
High Wycombe

Romero Court Olympic Way
High Wycombe HP13 7PR

for sale
£250,000







Property Description

This well-presented ground floor apartment offers convenient, modern living and is being sold with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors.

The property benefits from 115 years remaining on the lease and is accessed via a communal entrance leading directly to the apartment. Inside, a spacious open-plan reception room and kitchen features wall and base units, along with an integrated oven and hob, and enjoys patio doors opening onto the private, enclosed garden. The accommodation includes a principal bedroom with an ensuite shower room, and a second double bedroom enhanced by dual-aspect windows. A family bathroom offers a shower over the bath, WC and wash basin. Further advantages include allocated parking and exclusive access to the garden.

The property is located within a short drive of High Wycombe town centre, where a mainline train station provides excellent commuter links. The Eden shopping and leisure complex, a wide range of restaurants, the library, theatre and nearby parkland are also easily accessible.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

Lease Information

We are currently not aware of the lease information and are waiting for our client to confirm. Other properties in Romero Court are currently being advertised with annual ground rent between £0 & £200 and annual service charge of £1,723.80 & £2,200. However, this is an indication only and you are advised to ask your legal adviser to confirm the tenure of the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.











Total floor area 87.9 m² (946 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

Connells

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/WYC313486

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.