

Connells

Rutland Avenue
High Wycombe

Rutland Avenue
High Wycombe HP12 3LY

for sale offers in excess of
£200,000







Property Description

This well-presented one-bedroom ground floor apartment is situated in a convenient residential location and represents an ideal opportunity for first-time buyers, investors, or those looking to downsize. Benefiting from a recently extended lease with approximately 172 years remaining, the property offers excellent long-term security and peace of mind.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living room, with patio doors opening directly onto a private garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen provides practical workspace and storage, while the generous double bedroom and well-appointed bathroom complete the accommodation.

A particular feature of the property is the private garden, offering a rare and valuable outdoor space ideal for relaxing, entertaining, or enjoying the warmer months. Further benefits include an integral storage area, perfectly suited for bicycles, a motorbike, or additional household storage. On-street parking is readily available nearby.

Combining comfortable living, excellent outside space, and an exceptionally long lease, this attractive apartment is a fantastic choice for a wide range of buyers.

Location

Rutland Avenue is well positioned for easy access to local shops, supermarkets and everyday amenities, together with regular bus services connecting to High Wycombe town centre and surrounding areas. The property also offers convenient access to High Wycombe railway station and the M40 motorway, making it an attractive option for commuters. Local schooling and recreational facilities are also within easy reach.

Agents Note

The vendor has advised that the lease has been formally extended and now runs for 215 years from 16 May 1983, meaning there are approximately 172 years remaining. The Land Registry has not yet updated its records to reflect the lease extension due to an existing processing backlog, which is currently understood to be approximately six months. Purchasers are advised to verify this information through their solicitor during the conveyancing process.

Entrance Hall

Living Room

14' 5" max x 13' 2" max (4.39m max x 4.01m max)

Kitchen

14' 5" max x 8' 3" max (4.39m max x 2.51m max)

Utility

5' 1" max x 4' 9" max (1.55m max x 1.45m max)

Bedroom

13' 2" max x 11' 5" max (4.01m max x 3.48m max)

Bathroom

7' 3" max x 6' 6" max (2.21m max x 1.98m max)

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.







Ground Floor

Total floor area 51.3 m² (552 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





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: B

Service Charge: 320.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313728

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 1983. 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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