



Connells

Alexandra Court West Wycombe Road
High Wycombe

Alexandra Court West Wycombe Road High Wycombe HP12 3AB

for sale guide price
£120,000



Property Description

A well-presented apartment situated within the popular Alexandra Court development, offering an excellent opportunity for first-time buyers, downsizers, and investors alike. The property features bright and well-proportioned accommodation throughout, including a spacious living area, fitted kitchen, comfortable bedroom accommodation, and a modern bathroom. Further benefits include a long 153-year lease, providing outstanding long-term security and peace of mind for future owners.

Conveniently located in a sought-after residential area of High Wycombe, the property is within easy reach of local shops, supermarkets, schools, and leisure facilities. High Wycombe town centre, the Eden Shopping Centre, and the mainline railway station are all easily accessible, with direct services to London Marylebone. Excellent road links via the A40 and M40 motorway further enhance the property's appeal, making it an ideal home or investment in a well-connected location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Kitchen/Reception Room

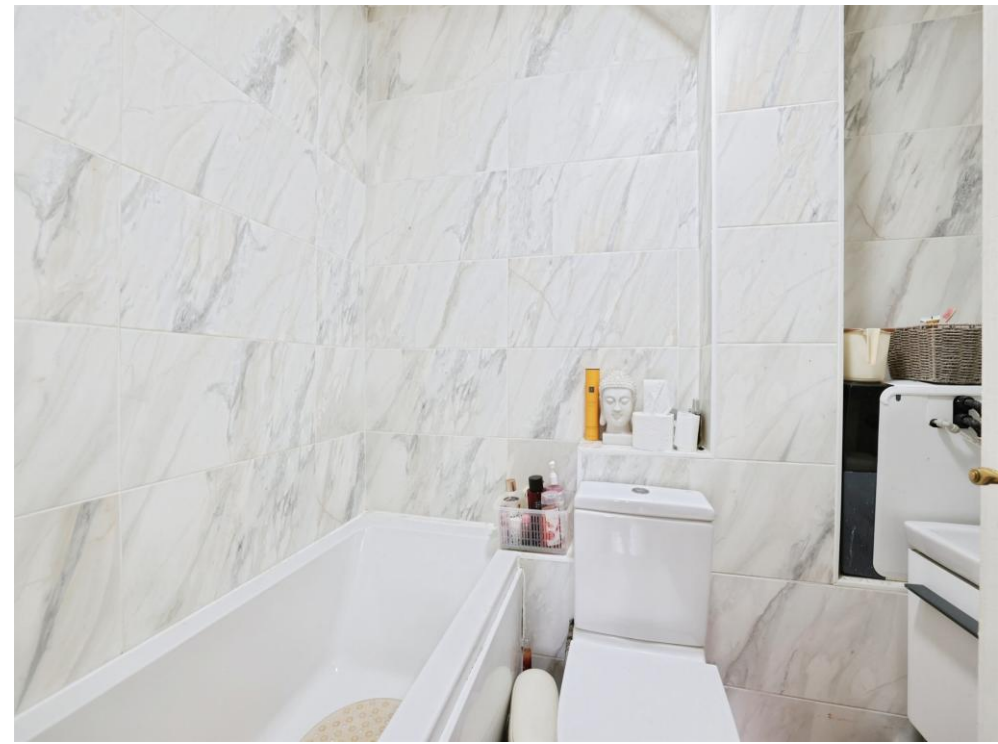
13' 3" max x 10' 10" max (4.04m max x 3.30m max)

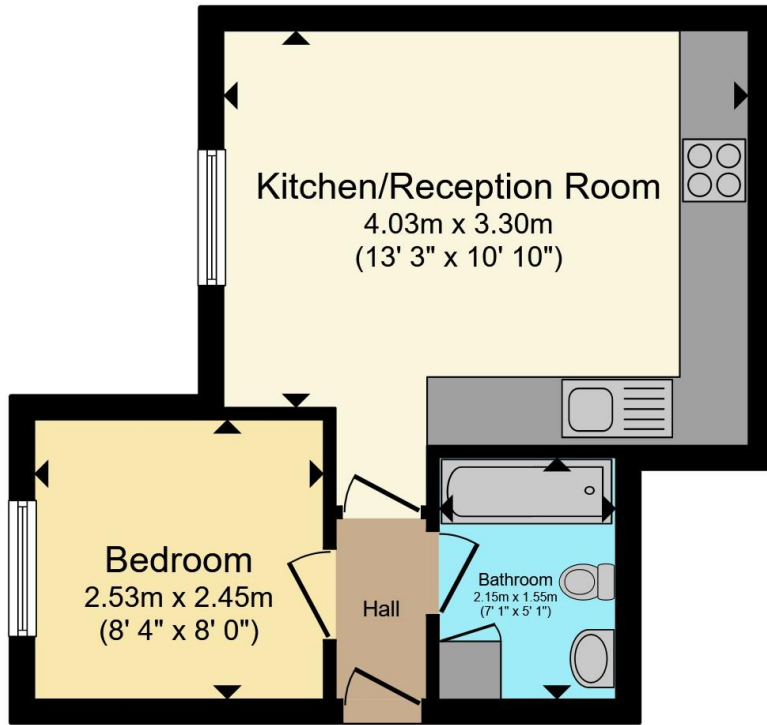
Bedroom

8' 4" max x 8' max (2.54m max x 2.44m max)

Bathroom

7' 1" max x 5' 1" max (2.16m max x 1.55m max)





Total floor area 28.3 m² (305 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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: B

Service Charge: 800.00 Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1990. 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.

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Property Ref: WYC313666 - 0005