



Connells

Ream Court Ryemead Boulevard
High Wycombe

Ream Court Ryemead Boulevard High Wycombe HP11 1GG

for sale
£245,000



Property Description

This attractive two-bedroom, two-bathroom first-floor apartment within Ream Court offers stylish, low-maintenance living in a convenient High Wycombe location.

The bright open-plan living and dining area opens onto a private balcony, creating an inviting space for both relaxation and entertaining.

Both bedrooms are well-proportioned, with the principal bedroom benefiting from a modern en-suite shower room, while a contemporary family bathroom serves the second bedroom.

The property is further enhanced by an exceptionally long 978-year lease, lift access from the secure gated car park to all floors, and an allocated parking space.

Everyday amenities, local shops, and a variety of cafés and restaurants are easily accessible thanks to the property's central position. For commuters, High Wycombe mainline railway station is approximately 1.24 miles away, offering frequent and direct connections to London and surrounding areas.

Overall, this is an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-presented home with strong transport links and convenient access to schools and local amenities.

Agents Note: 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.

Entrance Hall

Kitchen / Reception Room

21' 11" max x 12' 9" max (6.68m max x 3.89m max)

Bedroom One

10' 8" max x 9' 8" max (3.25m max x 2.95m max)

Ensuite

7' 1" max x 5' 8" max (2.16m max x 1.73m max)

Bedroom Two

14' 2" max x 9' 3" max (4.32m max x 2.82m max)

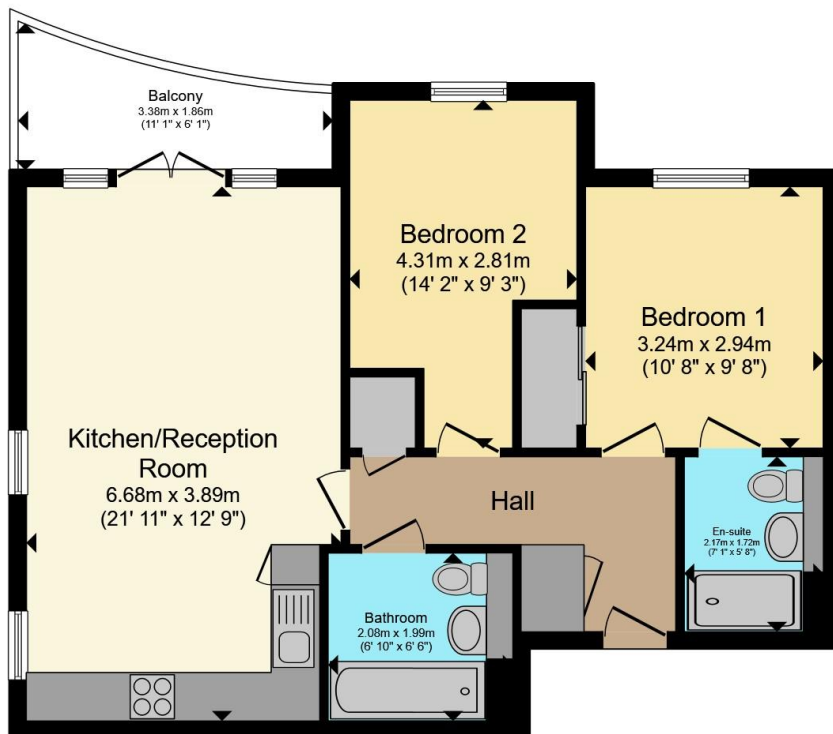
Bathroom

6' 10" max x 6' 6" max (2.08m max x 1.98m max)

Balcony

11' 1" max x 6' 1" max (3.38m max x 1.85m max)





Total floor area 63.8 m² (687 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: C

Service Charge:
 2400.00

Ground Rent:
 389.10

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313589

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. 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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