



Connells

Kiran House West Wycombe Road
HIGH WYCOMBE



Property Description

A superbly appointed apartment combining modern style, generous space, and a sought-after park-side setting. The bright, open-plan living and dining area is filled with natural light, creating an inviting space for both relaxation and entertaining, flowing seamlessly into a contemporary fitted kitchen with quality appliances and a stylish breakfast bar.

Both bedrooms are well-proportioned doubles, with the principal bedroom featuring fitted wardrobes and a sleek en-suite shower room. The second bedroom offers excellent versatility as a guest room, home office, or children's bedroom. A chic family bathroom completes the accommodation.

Ideally located moments from local amenities and excellent transport links, the property uniquely backs onto a peaceful green park, offering a rare sense of tranquillity. Further benefits include a share of freehold, long lease, secure entry, allocated parking, and a welcoming entrance hall with integrated storage.

Whether you are a first-time buyer looking to step onto the property ladder in style, a growing family, or an investor seeking a high-caliber addition to your portfolio, this apartment is a must-view.

Entrance Hall

Lounge/Dining Room

15' 11" max x 15' 3" max (4.85m max x 4.65m max)

Kitchen

14' 11" max x 7' 7" max (4.55m max x 2.31m max)

Bedroom One

11' 5" max x 10' 8" max (3.48m max x 3.25m max)

Ensuite

6' 11" max x 3' 11" max (2.11m max x 1.19m max)

Bedroom Two

13' max x 11' 10" max (3.96m max x 3.61m max)

Bathroom

7' 7" max x 6' 11" max (2.31m max x 2.11m max)





Second Floor

Total floor area 78.2 m² (842 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

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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/WYC312629

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2022. 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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