



Connells

Crofton House Fennels Road
High Wycombe



Property Description

This well-presented two-bedroom apartment in Crofton House, offers practical and comfortable living in a convenient High Wycombe location.

The accommodation comprises a welcoming entrance hallway with useful storage, leading through to a spacious open-plan living and dining area, ideal for both relaxing and entertaining. The fitted kitchen is arranged to maximise space and functionality, offering ample worktop and cupboard storage. There are two bedrooms, with the principal bedroom providing generous space for furnishings, alongside a modern family bathroom finished with contemporary fittings.

The property is ideally positioned for access to a wide range of local amenities, including shops, cafés, and everyday services, with the Eden Shopping Centre, High Wycombe town centre, and excellent transport links all within 0.3 miles.

With 177 years remaining on the lease, this apartment represents a secure and attractive long-term investment or home in a well-connected residential area.

Entrance Hall

Living / Dining Room

16' 10" max x 12' max (5.13m max x 3.66m max)

Kitchen

9' 11" max x 8' 4" max (3.02m max x 2.54m max)

Bedroom One

13' 10" max x 11' 11" max (4.22m max x 3.63m max)

Bedroom Two

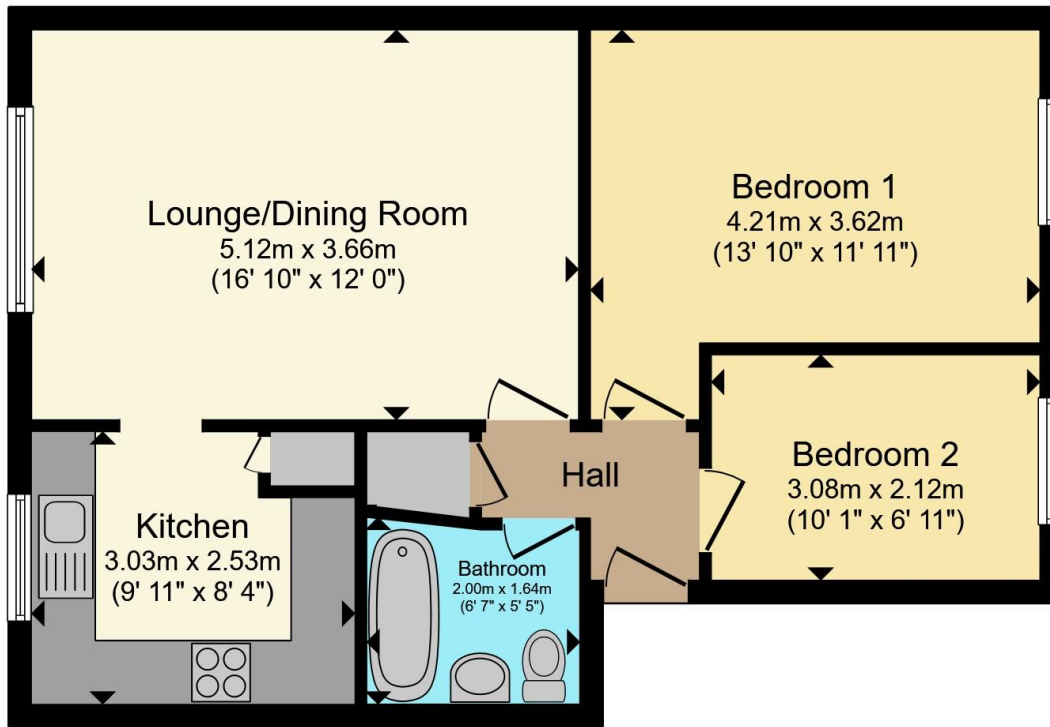
10' 1" max x 6' 11" max (3.07m max x 2.11m max)

Bathroom

6' 7" max x 5' 5" max (2.01m max x 1.65m max)







Total floor area 54.6 m² (588 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:
 1200.00

Ground Rent:
 360.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313657

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 2003. 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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