

Connells

Kiran House West Wycombe Road
HIGH WYCOMBE

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HIGH WYCOMBE HP12 3AS

for sale
£350,000







Property Description

A superbly appointed share of freehold apartment combining contemporary style, generous proportions and a highly desirable park-side setting. The bright and spacious open-plan living and dining area is flooded with natural light, creating an ideal space for both everyday living and entertaining, and flows seamlessly into a modern fitted kitchen featuring quality integrated appliances and a stylish breakfast bar.

Both bedrooms are excellent-sized doubles, with the principal bedroom benefiting from fitted wardrobes and a sleek en-suite shower room. The second bedroom offers versatile accommodation, perfectly suited as a guest bedroom, home office or children's room. A contemporary family bathroom completes the well-presented interior.

Ideally positioned within easy reach of local amenities and excellent transport links, the property enjoys the rare advantage of backing directly onto a peaceful green park, providing an attractive outlook and a sense of tranquillity. Further benefits include a share of freehold ownership, a long lease, secure entry system, allocated parking and a welcoming entrance hall with useful integrated storage.

Offering a superb combination of location, space and modern convenience, this exceptional apartment will appeal to first-time buyers, downsizers, investors and professionals alike, and an internal viewing is highly recommended.

Agents Note

The vendor has advised that there is a monthly contribution of £75.00 towards a sinking fund relating to the property.

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.







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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E highwycombe@connells.co.uk

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.