



Chairborough Court Chairborough Road
High Wycombe



Property Description

Step into this beautifully appointed ground floor apartment, offering a perfect blend of comfort and convenience. The spacious living/dining room is bathed in natural light and features direct access to your own private garden, creating a wonderful extension of your living space. The contemporary kitchen is a highlight, equipped with newly fitted appliances, ready for culinary adventures.

Accommodation comprises two generously sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, providing a private sanctuary. The second bedroom is also of good proportions, ideal for guests, a home office, or a child's room, and is complemented by a sleek family bathroom.

Modern comforts abound, with underfloor heating ensuring warmth and efficiency, and smart Wi-Fi for seamless connectivity. The lease offers peace of mind with 112 years remaining.

Outside, the enclosed garden is a true gem - designed for low maintenance with attractive artificial grass and a delightful, decked seating area, perfect for al fresco dining or simply relaxing. A rear gate provides convenient access to the private car park, making arrival and departure effortless. This apartment is an ideal choice for those seeking a modern home with superb outdoor space.



Living / Dining Room

8' 9" max x 12' 9" max (2.67m max x 3.89m max)

Kitchen

5' 10" max x 7' 7" max (1.78m max x 2.31m max)

Bedroom One

11' 5" max x 15' 2" max (3.48m max x 4.62m max)

Ensuite

2' 8" max x 10' 10" max (0.81m max x 3.30m max)

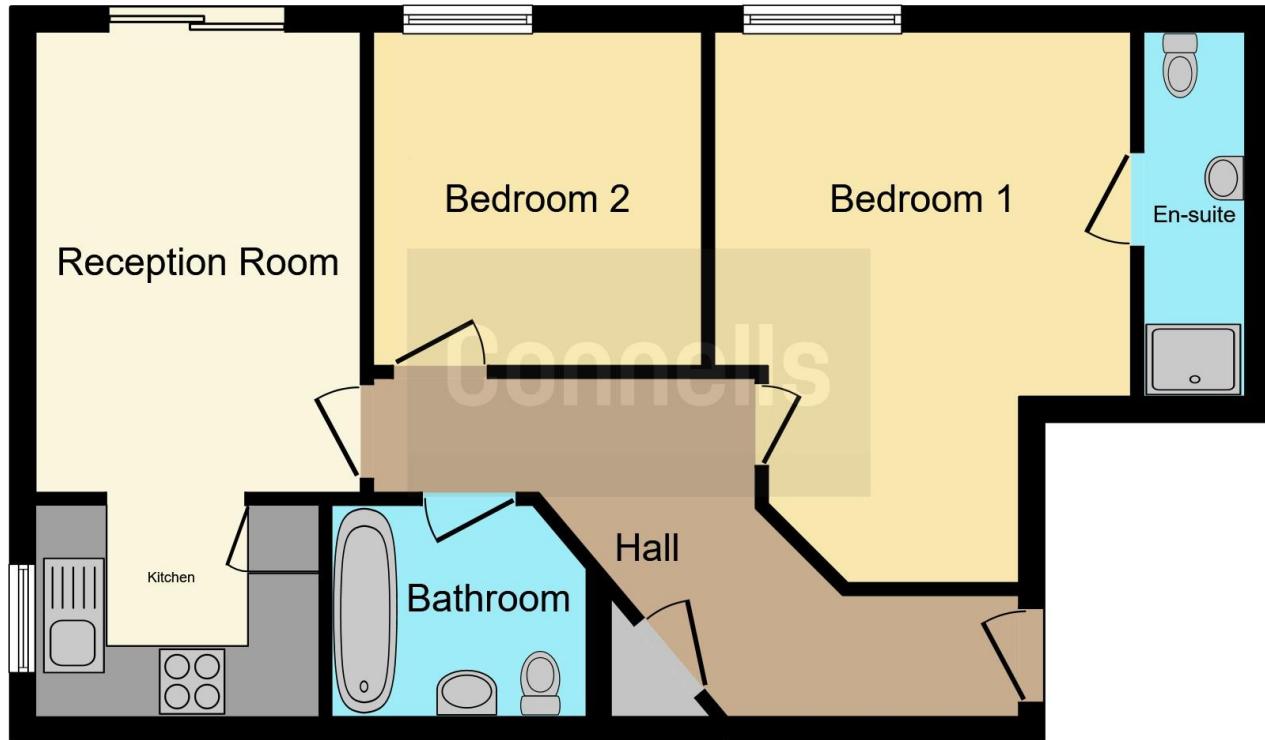
Bedroom Two

9' 3" max x 8' 6" max (2.82m max x 2.59m max)

Bathroom

5' 8" max x 7' 7" max (1.73m max x 2.31m max)





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.focalagent.com

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

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 250.00

Tenure: Leasehold

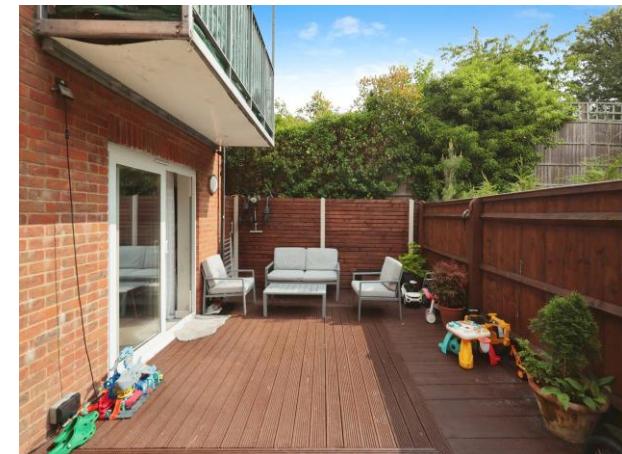
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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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