



Connells

Romero Court Olympic Way
High Wycombe



Property Description

This modern first-floor apartment is offered with a complete onward chain and benefits from approximately 115 years remaining on the lease.

The property comprises an entrance hall leading into a bright and spacious open-plan kitchen/living area, fitted with contemporary wall and base units, integrated appliances, and a breakfast bar. A door opens onto a private balcony, providing a pleasant outdoor space.

There are two generously sized bedrooms, with the principal bedroom benefiting from an ensuite shower room. A well-appointed family bathroom with a shower over the bath completes the accommodation.

Further features include allocated residents' parking. Ideally located just a short drive from High Wycombe town centre, the property offers convenient access to the mainline station, Eden shopping centre, restaurants, theatre, library, and nearby parkland.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

Entrance Hall

Kitchen/Living Area

17' 6" max x 16' 1" max (5.33m max x 4.90m max)

Bedroom One

16' 7" max x 9' 2" max (5.05m max x 2.79m max)

Ensuite

6' 9" max x 4' 5" max (2.06m max x 1.35m max)

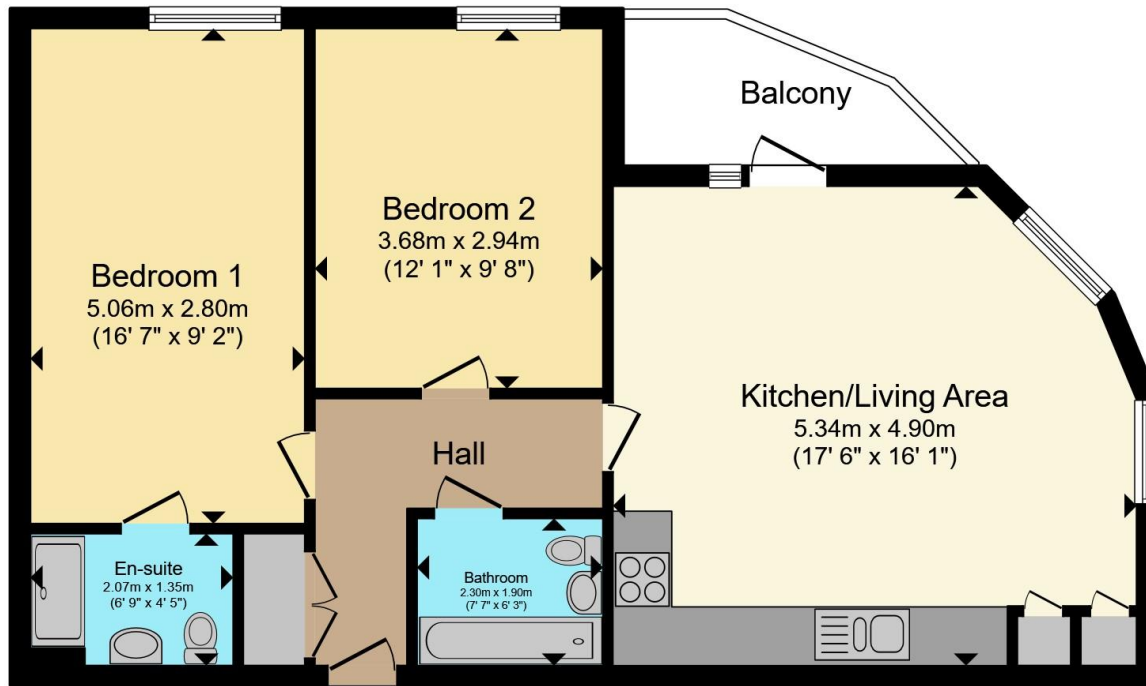
Bedroom Two

12' 1" max x 9' 8" max (3.68m max x 2.95m max)

Bathroom

7' 7" max x 6' 3" max (2.31m max x 1.91m max)





Ground Floor

Total floor area 63.3 m² (681 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: B Council Tax Band: C

Service Charge: 1500.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313499

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. 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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