



Connells

Tempus Court Bellfield Road
High Wycombe



Property Description

This beautifully presented one-bedroom duplex apartment is ideally situated in the heart of the town centre, just steps from a wide range of amenities and the mainline train station—perfect for commuters and frequent travellers.

Living / Dining / Kitchen

11' 8" max x 14' 2" max (3.56m max x 4.32m max)

Bedroom

10' 9" max x 11' 8" max (3.28m max x 3.56m max)

Bathroom

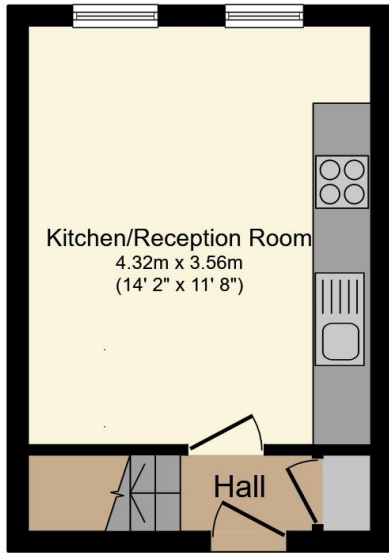
5' 9" max x 11' 3" max (1.75m max x 3.43m max)

Offered with no onward chain, the property features a stylish open-plan living area with a fully fitted contemporary kitchen, creating an inviting space for relaxing or entertaining. A staircase leads to the upper level, where a generous double bedroom and a sleek modern bathroom complete the accommodation.

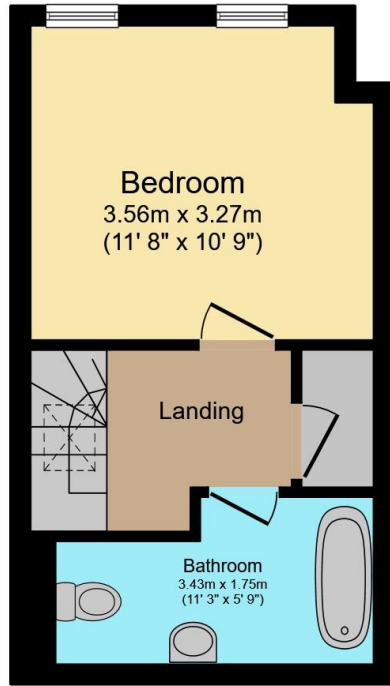
Additional benefits include lift access to all floors and a long remaining lease of approximately 124 years, making this an excellent opportunity for first-time buyers and investors seeking convenience, modern living, and a prime central location.







Ground Floor



First Floor

Total floor area 42.0 m² (453 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

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

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: B

Service Charge: 1370.06

Ground Rent: 210.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313327

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Apr 2019. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313327 - 0006