



Connells

Flat A West Wycombe Road
High Wycombe

Flat A West Wycombe Road High Wycombe HP12 3AR

for sale offers in excess of
£230,000



Property Description

This attractive two-bedroom maisonette offers bright, well-proportioned accommodation arranged over the first floor, making it an excellent choice for first-time buyers, investors, or those seeking a stylish, low-maintenance home.

Accessed via its own private entrance, stairs lead to a welcoming landing and into a contemporary open-plan living and kitchen area. Flooded with natural light, this impressive space is ideal for both relaxing and entertaining, combining modern convenience with a comfortable and inviting atmosphere.

The property comprises two generously sized bedrooms, both offering versatile accommodation to suit a range of lifestyles. Whether used as bedrooms, a guest room, home office, or dressing room, the flexible layout adapts easily to individual needs. A modern bathroom completes the accommodation and is presented in good decorative order.

A particular highlight of the property is the share of freehold ownership, providing added peace of mind and greater long-term control. Externally, the home benefits from a private front garden and an allocated parking space, adding valuable outdoor space and everyday practicality.

Combining well-presented interiors, private outdoor space, and a convenient ownership structure, this charming maisonette represents a fantastic opportunity in a sought-after residential setting.

Share Of Freehold

The property is Share of Freehold and we have been advised by the vendor that there are no payments for service charge or ground rent. There is a payment of £30.00 per calendar month that is paid to another resident who hold the funds as a sinking fund for any communal repairs. There are no communal areas except the drive to parking.

Entrance Hall

Kitchen / Living Room

20' 8" max x 18' 1" max (6.30m max x 5.51m max)

Bedroom One

15' 1" max x 8' 6" max (4.60m max x 2.59m max)

Bedroom Two

12' 6" max x 6' 11" max (3.81m max x 2.11m max)

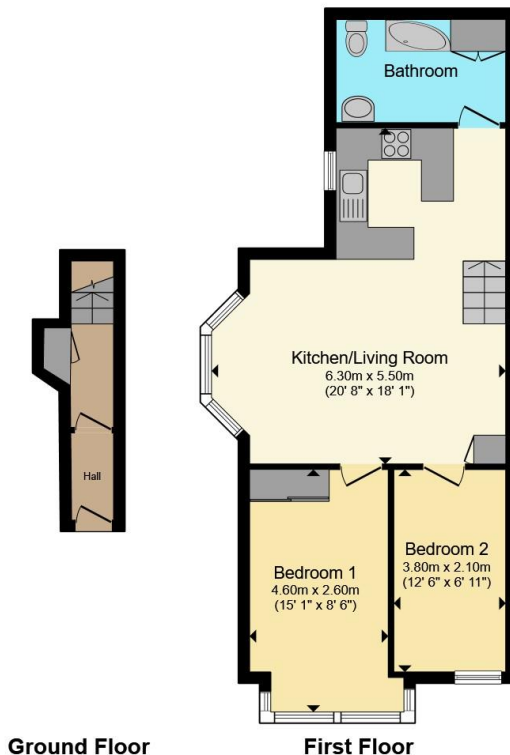
Bathroom

10' 4" max x 6' 4" max (3.15m max x 1.93m max)

Agents Note

Please note that the AML fee covers 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.





Total floor area 59.0 m² (636 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

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

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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Property Ref: WYC313392 - 0006