Connells

Regency Court Bartlett Crescent
High Wycombe

Regency Court Bartlett Crescent
High Wycombe HP12 3AG

for sale
£270,000

Property Description

This beautifully presented first-floor apartment offers a perfect blend of modern style and long-term peace of mind, boasting an impressive 238 years remaining on the lease.

The heart of the home is the expansive open-plan reception and kitchen area. Flooded with natural light, this space is designed for both relaxation and entertaining, featuring a contemporary kitchen with integrated appliances. Step out from the living area onto your own private balcony, which provides a tranquil retreat with delightful views over the neighbouring greenery.

The property comprises two well-proportioned bedrooms. The master bedroom benefits from its own private en-suite shower room, while a further modern family bathroom serves the second bedroom and guests.

Strategically located for convenience, the apartment is within easy walking distance of local shops and bus routes. For the commuter, High Wycombe's mainline station is approximately 1.6 miles away, providing fast and frequent services. Additional features include an Energy Rating of B and allocated residents' parking, making this an exceptional opportunity for homebuyers and investors alike.

Entrance Hall

Reception / Kitchen
21' 7" max x 12' 1" max (6.58m max x 3.68m max)

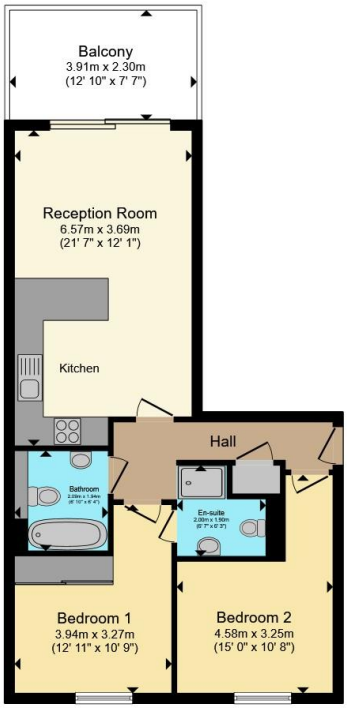
Bedroom One
12' 11" max x 10' 9" max (3.94m max x 3.28m max)

Ensuite
6' 7" max x 6' 3" max (2.01m max x 1.91m max)

Bedroom Two
15' max x 10' 8" max (4.57m max x 3.25m max)

Bathroom
6' 10" max x 6' 4" max (2.08m max x 1.93m max)

Balcony
12' 10" max x 7' 7" max (3.91m max x 2.31m max)



Floor Plan

Total floor area 59.8 m² (643 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

Connells

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: B

Council Tax Band: C

Service Charge: 2520.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313531

This is a Leasehold property with details as follows; Term of Lease 250 years from 18 Jan 2013. 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

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.