



**Connells**

Abbey View House Priory Road  
High Wycombe



### Property Description

Discover this beautifully presented studio apartment, perfectly positioned in the vibrant heart of High Wycombe and just a short six-minute stroll from the mainline station offering fast, direct links to London Marylebone—ideal for effortless commuting.

The property opens with an entrance hall leading into a bright and versatile reception/bedroom, complete with doors opening directly onto the communal garden for an appealing indoor–outdoor flow. The smart, well-equipped kitchen provides an integrated oven and hob with space for essential appliances, while a fitted cupboard and a modern bathroom with a shower-over-bath add everyday convenience.

Additional benefits include allocated parking, a secure entry system, and an approximate 87-year lease remaining.

Stylish, low-maintenance and exceptionally well located, this studio makes a superb choice for first-time buyers, investors, or commuters seeking comfort and connectivity.

### Entrance Hall

#### Studio

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

#### Kitchen

7' 1" max x 6' 6" max (2.16m max x 1.98m max)

#### Bathroom

6' 6" max x 5' 5" max (1.98m max x 1.65m max)

#### Agents Note:

##### LEASE EXTENSION:

We have been advised that the current lease can be extended:

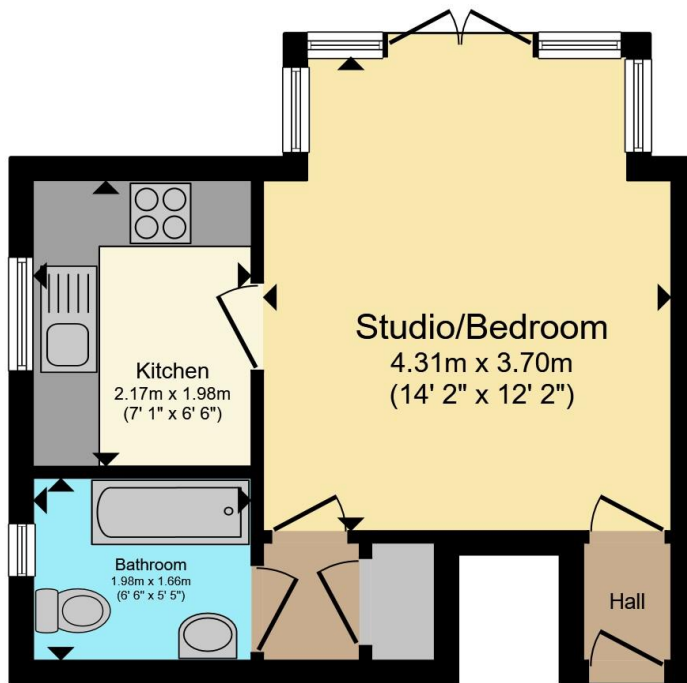
£7,000 to increase lease to 125 years

£7,500 to increase to 200 years+

Once lease is increased there is no ground rent.







**Floor Plan**

Total floor area 26.9 m<sup>2</sup> (289 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](http://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: E Council Tax Band: A

Service Charge: 88.00 Ground Rent: 299.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313532](http://connells.co.uk/Property/WYC313532)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Oct 2013. 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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