



Connells

Flat A West Wycombe Road
High Wycombe

Flat A West Wycombe Road High Wycombe HP12 3AR

for sale
£240,000



Property Description

This well-presented two-bedroom maisonette offers bright and spacious accommodation, thoughtfully arranged across the first floor and ideally suited to first-time buyers, investors, or those seeking a low-maintenance home.

Accessed via its own private entrance, stairs rise to a welcoming landing that leads into a stylish open-plan living and kitchen area. Filled with natural light, this versatile space provides the perfect setting for both everyday living and entertaining, combining modern practicality with a comfortable atmosphere.

The property features two well-proportioned bedrooms, each offering flexible accommodation that could equally serve as guest rooms, a home office, or additional storage space if required. A modern bathroom completes the internal layout, presented in a practical and well-maintained condition.

A particular advantage of this home is the share of freehold ownership, offering greater control and long-term peace of mind. Externally, the property benefits from a private parking space and a private front garden, providing valuable outdoor space and convenience.

Conveniently situated on West Wycombe Road, the property enjoys easy access to a range of local amenities, transport connections, and High Wycombe town centre, making it an ideal choice for those seeking comfortable modern living in a well-connected location.

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)

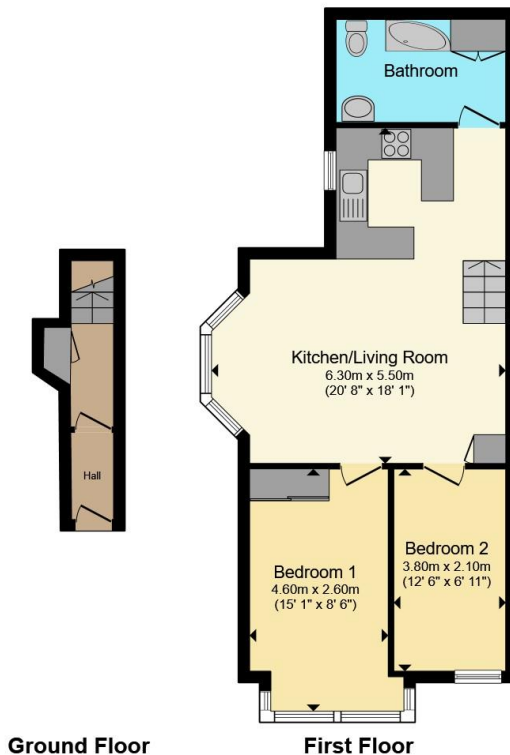
Bedroom Two

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)





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



To view this property please contact Connells on

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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.

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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