



Connells

Abercromby Court Abercromby Avenue
High Wycombe



Property Description

Situated in a popular residential development in High Wycombe, this well-presented two-bedroom leasehold apartment offers an excellent opportunity for first-time buyers, investors, or those seeking low-maintenance living. The property forms part of a purpose-built block and provides a comfortable layout with practical, modern convenience.

Located on the third floor of the building, the apartment is offered with a long 119-year lease, providing long-term security for the next owner and comprises two bedrooms, reception room, kitchen and bathroom, creating a functional space suitable for couples, small families or professionals. Outside, residents benefit from an allocated parking space.

Positioned within easy reach of transport links, amenities and High Wycombe town centre, the location offers the perfect balance: peaceful residential living with convenience at your fingertips.

Entrance Hall

Reception

10' max x 9' 2" max (3.05m max x 2.79m max)

Kitchen

8' max x 5' 11" max (2.44m max x 1.80m max)

Bedroom One

11' 11" max x 8' 4" max (3.63m max x 2.54m max)

Bedroom Two

9' 1" max x 8' max (2.77m max x 2.44m max)

Bathroom

5' 8" max x 5' 5" max (1.73m max x 1.65m max)







Total floor area 43.6 m² (469 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: 1000.00

Ground Rent: 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313542

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2020. 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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