



Connells

Ambassador Court West Wycombe Road
High Wycombe

Ambassador Court West Wycombe Road High Wycombe HP12 3AL

for sale
£210,000



Property Description

Situated within the modern Ambassador Court development on West Wycombe Road, this well-positioned one-bedroom apartment offers practical and comfortable accommodation, ideal for first-time buyers, professionals or investors.

The property comprises a welcoming entrance area, a reception room providing space for both living and dining, a fitted kitchen, a well-proportioned bedroom and a bathroom.

Ambassador Court is conveniently located for access to High Wycombe town centre, with its wide range of shopping, leisure and recreational facilities, while High Wycombe railway station provides rail services for commuters. The property also benefits from good access to the surrounding road network, making it a convenient base for travel throughout the local area.

Agents Note

AML Fee - Purchasers

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 41.9 m² (451 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

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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