



Kings Court Easton Street
High Wycombe HP11 1NA

for sale offers in excess of
£190,000



Property Description

Situated in the heart of High Wycombe, this well-presented two-bedroom first-floor apartment offers the perfect combination of convenience, comfort, and low-maintenance living. Positioned above local shops and within easy reach of the town's excellent amenities, the property is ideally suited to first-time buyers, investors, and commuters alike.

The accommodation comprises a bright and spacious reception room, a modern fitted kitchen, two generously sized bedrooms, and a contemporary bathroom. Well maintained throughout, the apartment is ready for immediate occupation, making it an attractive turnkey opportunity.

The property also benefits from approximately 100 years remaining on the lease, providing reassurance for both owner-occupiers and investors.

A particularly valuable feature for such a central location is the allocated parking space, situated to the rear of the building and operated via a permit system.

With High Wycombe railway station, bus services, shopping facilities, cafés, restaurants, and leisure amenities all within walking distance, this property enjoys an exceptionally convenient location and offers an excellent opportunity to enjoy vibrant town-centre living.

Entrance Hall

Reception

13' 7" max x 8' 9" max (4.14m max x 2.67m max)

Kitchen

7' 6" max x 6' 8" max (2.29m max x 2.03m max)

Bedroom One

15' 9" max x 13' max (4.80m max x 3.96m max)

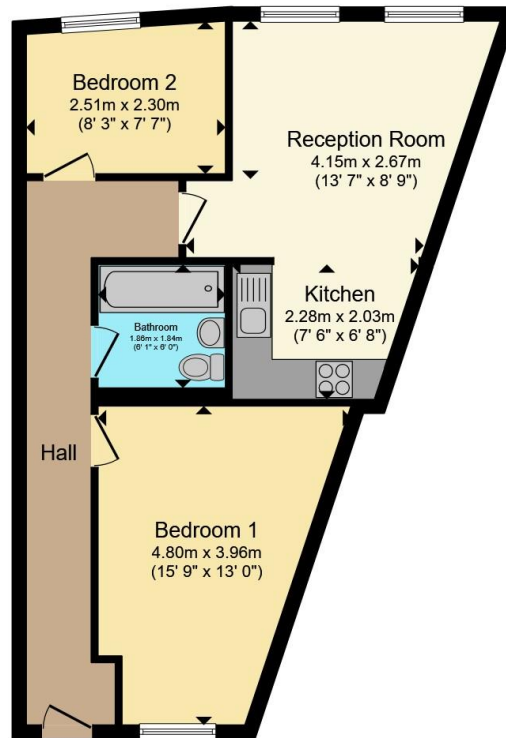
Bedroom Two

8' 3" max x 7' 7" max (2.51m max x 2.31m max)

Bathroom

6' 1" max x 6' max (1.85m max x 1.83m max)





Total floor area 54.9 m² (590 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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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
Band: C

Service Charge: 890.04 Ground Rent:
124.66

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313550

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2001. 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.

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