



CKINGHAM
PLACE

Connells

Bellfield Road
High Wycombe



Property Description

Located in the heart of the town centre, this modern top-floor apartment combines contemporary living with exceptional convenience and benefits from approximately 118 years remaining on the lease.

Accessed via a communal entrance, the property opens into a welcoming hallway with access to all accommodation. At the centre of the home is a spacious open-plan kitchen, living and dining area, providing a bright and versatile space ideal for both relaxing and entertaining. The stylish kitchen is fitted with a range of wall and base units and incorporates integrated appliances, offering a practical and modern finish.

The apartment features two well-proportioned bedrooms, providing flexible accommodation for homeowners, guests or those working from home. A contemporary shower room is fitted with a shower cubicle, wash hand basin and WC.

Further benefits include an allocated parking space, a highly desirable feature for a property in such a central location.

Location

Perfectly positioned for a vibrant lifestyle, the apartment is just moments from an excellent selection of shops, restaurants, cafés and everyday amenities. High Wycombe's mainline railway station and bus station are both within easy walking distance, offering excellent transport connections for commuters and travellers alike.

With its generous open-plan living space, modern finish and prime town centre setting, this attractive apartment is ideally suited to first-time buyers, professionals, investors and those seeking a low-maintenance home close to everything the town has to offer.



Living/Dining/Kitchen Area

18' 2" max x 12' 9" max (5.54m max x 3.89m max)

Bedroom One

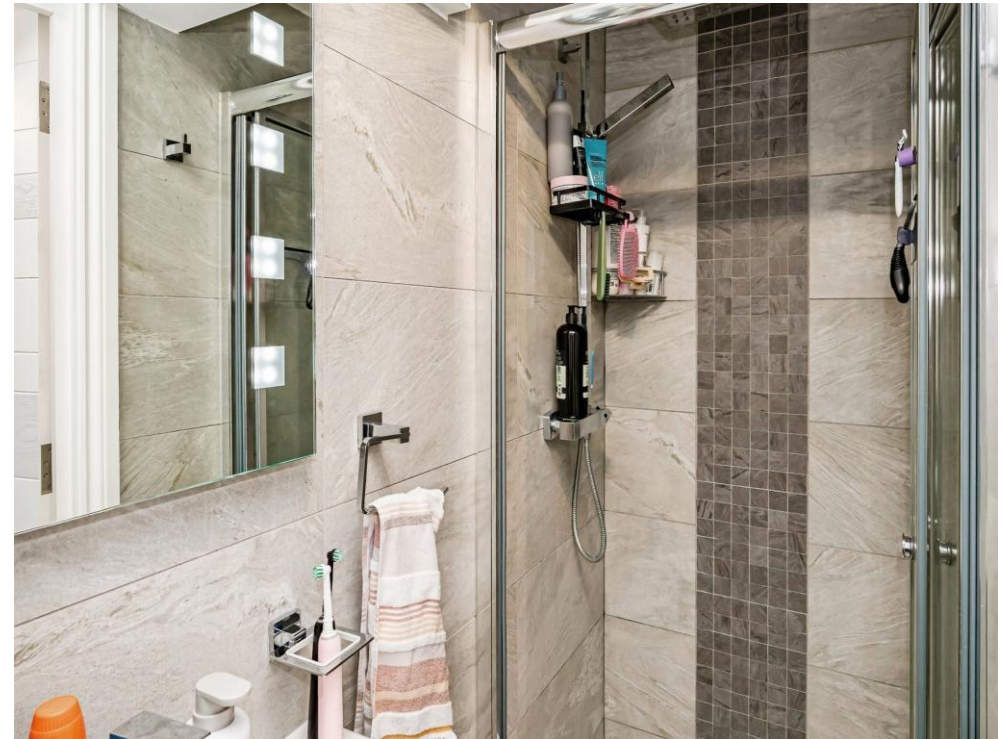
12' 7" max x 7' 2" max (3.84m max x 2.18m max)

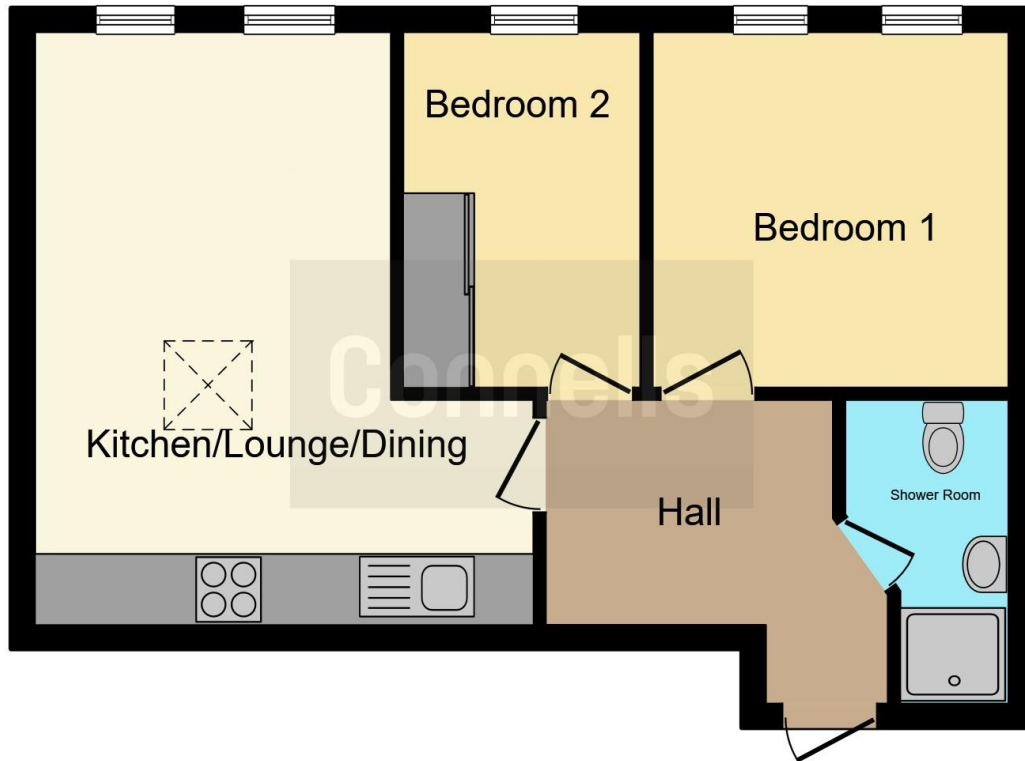
Bedroom Two

12' 7" max x 9' 1" max (3.84m max x 2.77m max)

Bathroom

3' 4" max x 9' 2" max (1.02m max x 2.79m max)





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.focalagent.com

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: C

Service Charge:
 1311.00

Ground Rent:
 215.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. 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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