



**Connells**

Ream Court Ryemead Boulevard  
High Wycombe

# Ream Court Ryemead Boulevard High Wycombe HP11 1GG

for sale  
**£250,000**



## Property Description

This attractive two-bedroom, two-bathroom first-floor apartment in Ream Court, offers modern and low-maintenance living in a convenient High Wycombe location. The bright open-plan living space opens onto a private balcony, creating an ideal area for relaxing or entertaining. Both bedrooms are well-proportioned, with the main bedroom enjoying an en-suite, while a stylish second bathroom serves the additional bedroom. The property further benefits from an exceptionally long 978-year lease; lift from the car park to all floors and allocated parking space in the secure gated car park. .

Everyday amenities, shops, and eateries are all easily accessible thanks to the property's central setting. For commuters, High Wycombe's mainline railway station is approximately 1.24 miles from the property, providing fast and frequent links to London and surrounding areas.

Altogether, this is a superb opportunity for first-time buyers, downsizers, or investors seeking a well-positioned home with excellent transport connections and strong access to schools and amenities.

## Entrance Hall

### Kitchen / Reception Room

21' 11" max x 12' 9" max (6.68m max x 3.89m max)

### Bedroom One

10' 8" max x 9' 8" max (3.25m max x 2.95m max)

### Ensuite

7' 1" max x 5' 8" max (2.16m max x 1.73m max)

### Bedroom Two

14' 2" max x 9' 3" max (4.32m max x 2.82m max)

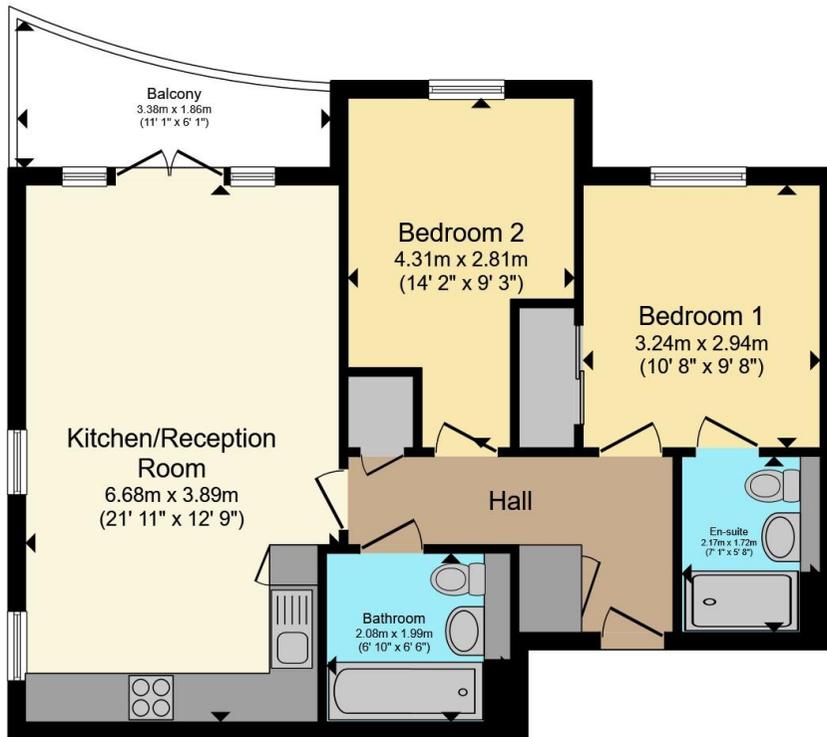
### Bathroom

6' 10" max x 6' 6" max (2.08m max x 1.98m max)

### Balcony

11' 1" max x 6' 1" max (3.38m max x 1.85m max)





Total floor area 63.8 m<sup>2</sup> (687 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](http://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:  
 2400.00

Ground Rent:  
 389.10

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313589](http://connells.co.uk/Property/WYC313589)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. 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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