



**Connells**

West Wycombe Road  
High Wycombe



### Property Description

A ground floor apartment offered to the market with no onward chain, this property presents an excellent renovation opportunity. With 116 years lease remaining.

The accommodation includes an entrance hall, a spacious living room featuring a bay window and attractive fireplace, a separate kitchen, and a convenient WC. The bedroom benefits from an additional adjoining room, ideal as a study, dressing area, or nursery, and there is also a bathroom. Outside, the apartment enjoys allocated parking and access to a communal garden.

Situated on the west side of the town centre, approximately 1.3 miles from the mainline train station and local amenities, the location also provides straightforward access to the M40 (Junction 4) within an easy ten-minute drive—making it well suited for commuters seeking convenience and potential to add value.

### Entrance Hall

### WC

### Living Room

13' 11" max x 12' 11" max (4.24m max x 3.94m max)

### Kitchen

9' 11" max x 8' max (3.02m max x 2.44m max)

### Bedroom

13' max x 11' 1" max (3.96m max x 3.38m max)

### Conservatory

8' 2" max x 4' 4" max (2.49m max x 1.32m max)

### Bathroom

7' 9" max x 4' 7" max (2.36m max x 1.40m max)





Total floor area 55.4 m<sup>2</sup> (596 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)

**Connells**



To view this property please contact Connells on

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: E Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313508](http://connells.co.uk/Property/WYC313508)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: WYC313508 - 0003