



Connells

Rutland Court Rutland Street
High Wycombe



Property Description

Available with no onward chain, this well-located ground-floor flat offers convenient, low-maintenance living in the heart of High Wycombe. With 86 years remaining on the lease, the property features an entrance hall leading to a spacious and bright reception room, a practical kitchen fitted with wall and base units and space for essential appliances, a generous double bedroom, and a bathroom with a shower over the bath.

Perfect for commuters, the flat is situated less than one mile from High Wycombe's mainline train station, offering direct links to London. The town centre, Wycombe Hospital, and Bucks New University are all within walking distance, while excellent transport connections—including a short drive to M40 Junction 4—make this an ideal home or investment opportunity.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Reception Room

17' 4" max x 10' 5" max (5.28m max x 3.17m max)

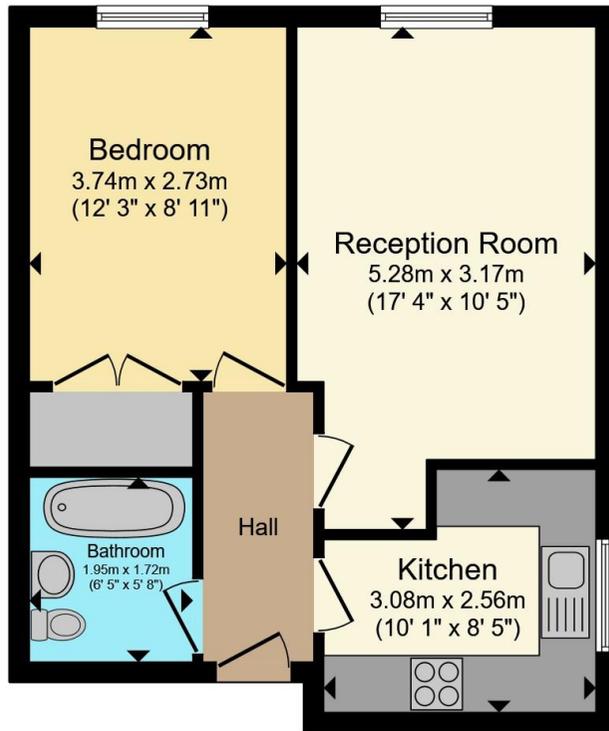
Kitchen

10' 1" max x 8' 5" max (3.07m max x 2.57m max)

Bedroom

12' 3" max x 8' 11" max (3.73m max x 2.72m max)





Total floor area 41.7 m² (448 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



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: 2200.00

Ground Rent: 120.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/WYC313364](https://www.connells.co.uk/Property/WYC313364)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. 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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