



6 Richmond Court Conegra Road, High Wycombe, HP13 6DZ

£219,950

# 6 Richmond Court Conegra Road

High Wycombe, High Wycombe

- Top Floor Apartment In An Established Town Centre Development
- Living Room With South Facing Balcony, Kitchen With Additional Balcony
- Two Bedrooms, Bathroom, Double Glazed Windows
- Communal Heating Included In Service Charges, Share Of Freehold
- Immaculate Communal Gardens, Parking
- Cul-De-Sac Location Within Less Than 10 Minute Walk Of Town And Station
- No Onward Chain

Part of an established development in a cul-de-sac less than a 10-minute walk from the town centre with extensive amenities. The railway station with 25-minute London Marylebone trains and frequent Heathrow buses is just a 5-minute walk away. Mature trees and a large attractive communal garden give the location a tucked away feel but local shops are just a short walk. Junction 4 of the M40 is approximately 5-minutes drive

Council Tax band: B

Tenure: Share of Freehold; 999 Years from 25th December 1977; Service Charge; £2400.00 Per annum; Ground Rent; £50.00 Per annum

EPC Energy Efficiency Rating: D



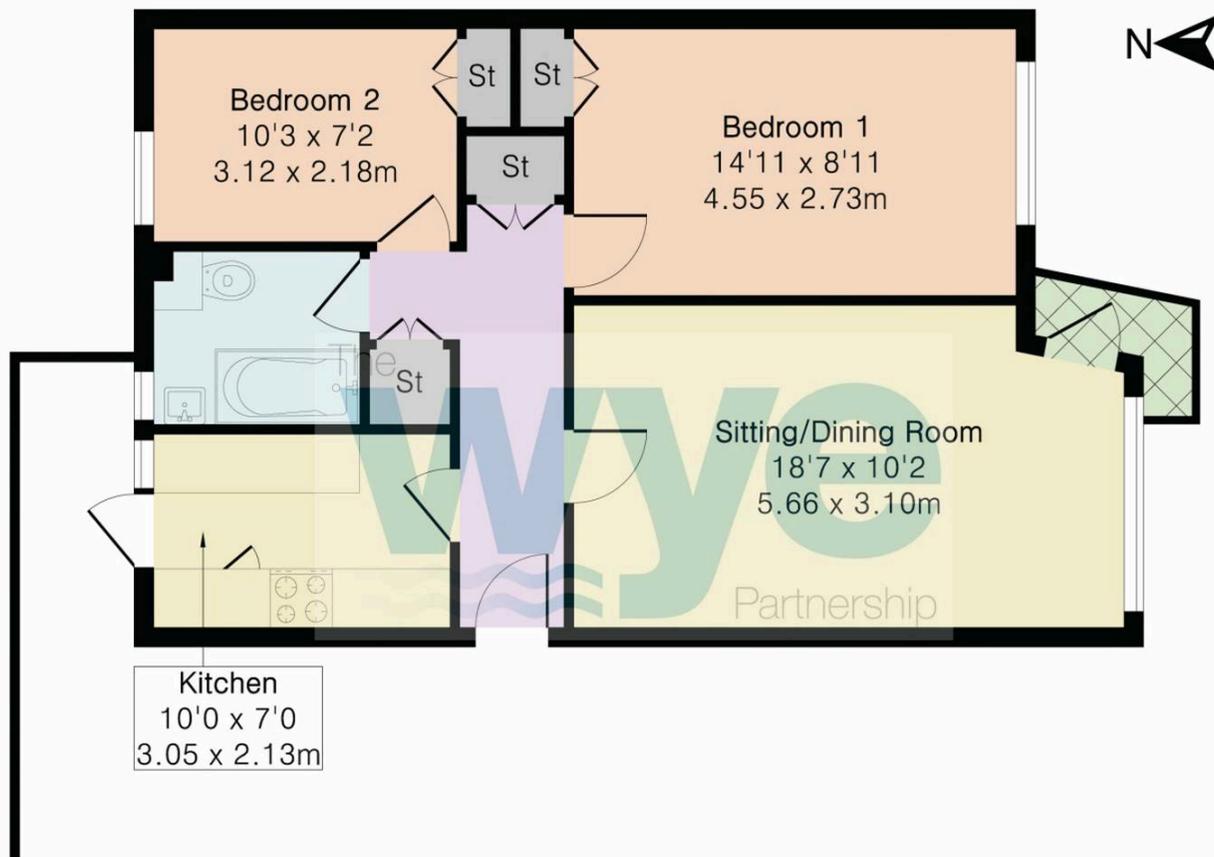
# 6 Richmond Court Conegra Road

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This well-presented two bedroom top floor apartment is situated within an established town centre development, offering both comfort and convenience in a sought-after cul-de-sac location. The property features a bright living room with a south-facing balcony, providing an inviting space to relax, while the separate kitchen benefits from an additional balcony. Both bedrooms are well-proportioned, complemented by a modern bathroom and double glazed windows throughout, ensuring warmth and energy efficiency. The apartment includes communal heating, which is covered within the service charges, as well as a share of the freehold, offering peace of mind and a sense of ownership. Residents also enjoy the use of immaculate communal gardens and allocated parking, enhancing the appeal of this home. Positioned less than a ten minute walk from both the town centre and mainline station, this property is perfectly placed for easy access to local amenities and excellent transport links. This is a superb opportunity for first time buyers, downsizers, or investors seeking a conveniently located home. No onward chain.



## Approximate Gross Internal Area 618 sq ft - 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## The Wye Partnership High Wycombe

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