



Connells

Curtis House Corporation Street
High Wycombe



Property Description

This superb top-floor one-bedroom apartment offers stylish modern living right in the heart of High Wycombe town centre.

Designed for convenience and comfort, the property is accessed via a smart communal entrance with video phone entry and a lift to all floors. Inside, a welcoming entrance hall leads to a bright and spacious open-plan living room and kitchen, a well-proportioned bedroom, and a contemporary shower room.

The apartment also benefits from a long lease of approximately 117 years remaining.

With the mainline train station, high street, and Eden Shopping Centre all just moments away, this property represents an outstanding opportunity for first-time buyers seeking an effortless urban lifestyle or investors looking for strong rental appeal.

Entrance Hall

Reception / Kitchen

12' 3" max x 11' 4" max (3.73m max x 3.45m max)

Bedroom

12' 10" max x 7' 7" max (3.91m max x 2.31m max)

Shower Room

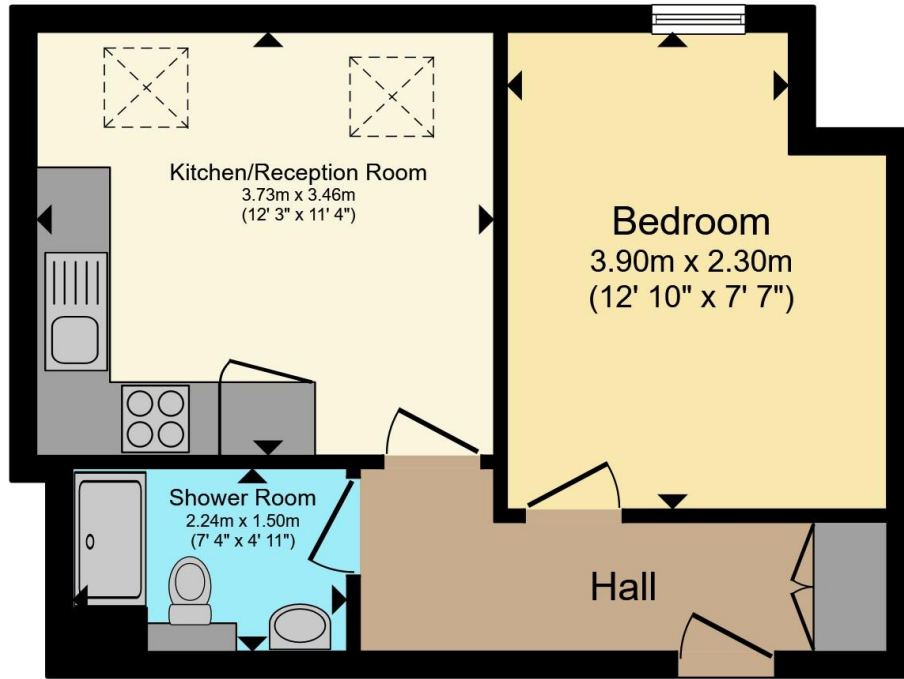
7' 4" max x 4' 11" max (2.24m max x 1.50m max)

Rental Income

We have been advised by the vendor that the property is currently rented at £1,024.54 per month. Providing a net yield of 5.25%.







Floor Plan

Total floor area 33.8 m² (364 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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: B

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313520

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313520 - 0009