



**Connells**

Temple Side Gardens  
High Wycombe



### Property Description

This well-presented ground floor apartment, offered with a 106-year remaining lease, is set in a quiet no-through road to the west of the town centre. The home features a spacious living room with direct access to a covered patio and communal gardens, as well as a kitchen fitted with wall and base units, an integrated oven and hob, and space for a dining table and chairs. The double bedroom benefits from a bay window and fitted wardrobe, while the partly tiled bathroom includes a shower over the bath, WC and wash basin. Further advantages include gas heating, combi boiler, residents' parking and well-maintained communal grounds.

Situated approximately 1.7 miles from the mainline train station and town centre, the property also enjoys convenient access to a range of local amenities. For shopping and leisure, residents can visit the Eden Shopping Centre and High Wycombe's various retail areas, which include department stores, markets, and speciality shops. Conveniently located approximately 10 minutes' drive from M40 J4.

This combination of comfort, convenience and nearby amenities makes the property an appealing home or investment opportunity.

### Entrance Hall

#### Lounge

14' 10" max x 11' 7" max (4.52m max x 3.53m max)

#### Kitchen

9' 7" max x 8' 10" max (2.92m max x 2.69m max)

#### Bedroom

13' 5" max x 10' 5" max (4.09m max x 3.17m max)

#### Bathroom

9' 7" max x 6' 6" max (2.92m max x 1.98m max)







**Ground Floor**

Total floor area 67.0 m<sup>2</sup> (721 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: 1600.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313114](http://connells.co.uk/Property/WYC313114)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. 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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