



11 Richmond Court Conegra Road

High Wycombe, High Wycombe

- Communal Heating Included In Service Charges, Double Glazed Windows
- Immaculate Secluded South Facing Communal Gardens, Private Garage
- Immaculate Two Bedroom Top Floor Apartment In Popular Town Centre Development
- 5-Minute Walk To Station, 10-Minute Walk To Town, Entry Phone System
- Long Lease, Low Charges, Ideal First Time/Investment Purchase

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

Council Tax band: B

Tenure: Leasehold: 949 Years Remaining: Service Charge; £2400.00 Per annum: Ground Rent; £50.00 Per annum

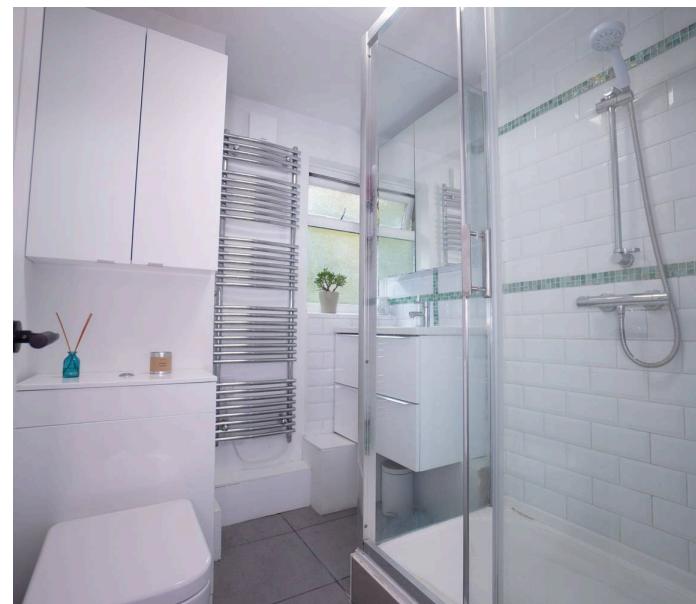
EPC Energy Efficiency Rating: E



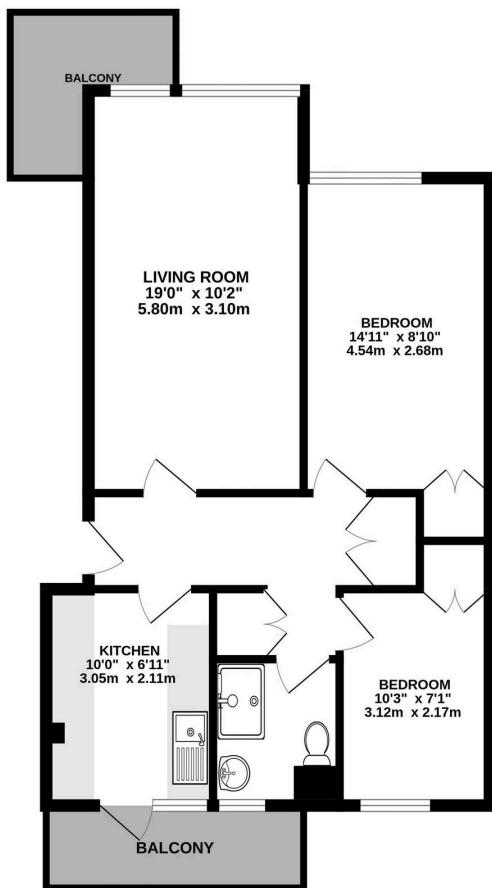
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We are delighted to offer for sale this well appointed, two-bedroom, top floor apartment, located in substantial well manicured grounds just a short walk from the town centre and railway station. The property has been much improved by the current owners and offers communal heating included in the service charge, a refitted kitchen including appliances, a large lounge/dining room with balcony views over the gardens, two good size bedrooms with built-in wardrobes and a refitted modern shower room. Externally there are two balconies to the front and rear, and a garage plus additional local parking. The gardens are very well maintained with lawn, shrubs and trees and offer a private and secluded south facing space with a footpath leading down to Totteridge Road. With a long remaining lease and low charges this property offers an excellent first time or investment purchase. We hold keys.



624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and the developer is not liable for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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