



7 Melrose Court Coningsby Road, High Wycombe, HP13 5NT

£239,950

# 7 Melrose Court Coningsby Road

High Wycombe, High Wycombe

- A Well Presented Two Bedroom Ground Floor Maisonette
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Refitted Kitchen/Breakfast Room & Modern Refitted Shower Room
- Own Private Entrance With Entrance Lobby
- Small Highly Sought After Development Close to Wycombe Town Centre, Railway Station And Hughenden Manor/Park
- Garage Plus Additional Visitors Parking Provision
- Generous Mature Well Maintained Communal Gardens
- Remainder Of 999 Year Lease Plus Share Of The Freehold
- Zero Ground Rent & Low Service Charges
- No Upper Chain, We Hold Keys For Early Viewing

The property is situated within walking distance of the town centre & close to a local bus route into High Wycombe with the Eden shopping centre, restaurants, a cinema, the mainline railway station & the Swan Theatre as well as an array of supermarkets. Situated close to Hughenden Park which is a designated area of Outstanding Natural Beauty with the historic Hughenden Manor, former home of Benjamin Disraeli. The M40 & M25 are in close proximity for easy access to the M25 motorway network.

Council Tax band: C

Tenure: Share of Freehold, remainder of 999 year lease: Service Charge; £840.00 every 6 months: There is no Ground Rent charge.

EPC Energy Efficiency Rating: C

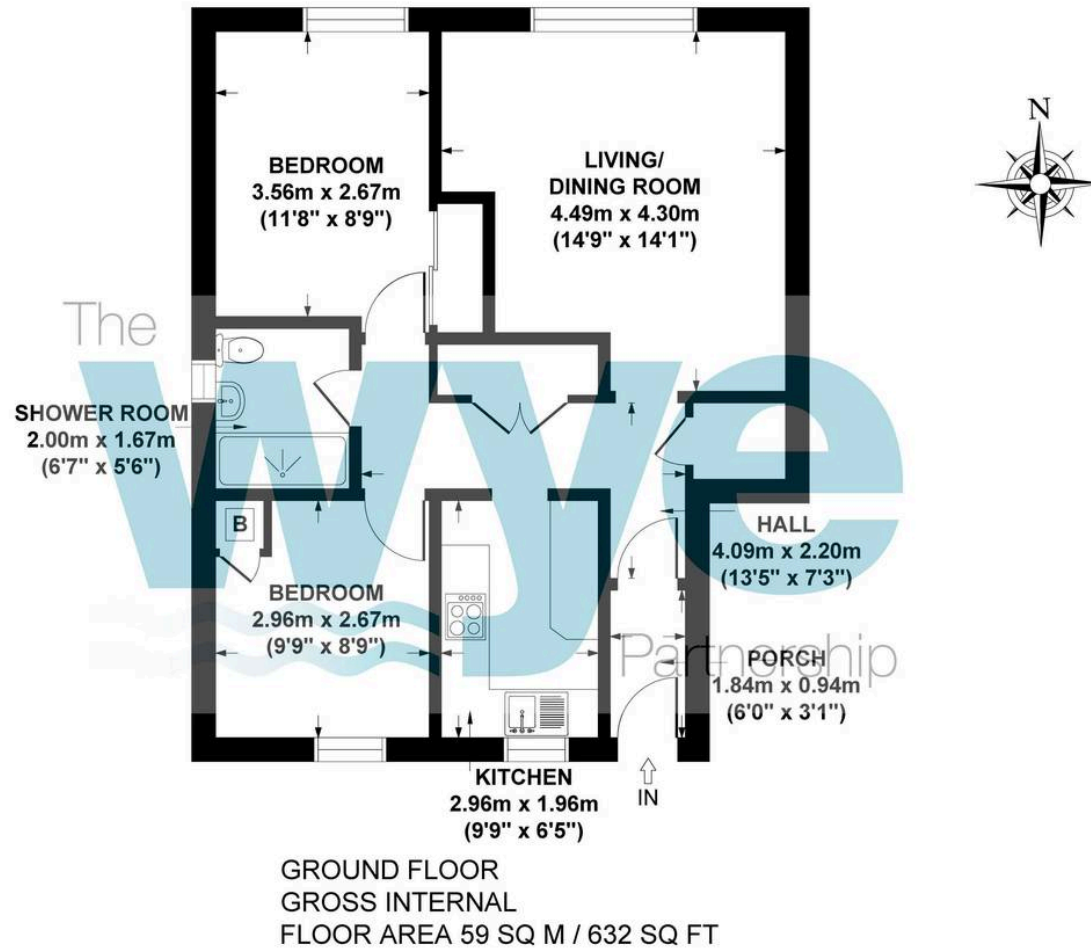


# 7 Melrose Court Coningsby Road

High Wycombe, High Wycombe

This well presented two bedroom ground floor maisonette offers a superb opportunity for buyers seeking a modern, convenient home within a highly sought after development close to Wycombe town centre, the railway station, and the scenic Hughenden Manor and Park. The property benefits from its own private entrance with an entrance lobby. Inside, the accommodation is thoughtfully arranged and features gas central heating to radiators and double glazed windows throughout, ensuring year round comfort and energy efficiency. The spacious lounge compliments the spacious modern refitted kitchen, which is well equipped with a range of contemporary units and integrated appliances. The property also boasts a modern refitted shower room, finished to a high standard with quality fittings and walk in shower cubicle. Both bedrooms are well proportioned, offering ample space for furnishings and storage. Additional benefits include a garage for secure parking or extra storage, as well as further visitors parking provision for guests. Residents enjoy the peace of mind provided by the remainder of a 999 year lease, plus a share of the freehold, with zero ground rent contributing to the property's ongoing affordability. Offered with no upper chain, the property is available for early viewing. This maisonette is an excellent choice for first time buyers, downsizers, or investors seeking a property in a prime location.





**MELROSE COURT, CONNINGSBY ROD, HIGH WYCOMBE, HP13 5NT**  
**APPROX. GROSS INTERNAL FLOOR AREA 59 SQ M / 632 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

