



Tadros Court, High Wycombe, Buckinghamshire, HP13 7GG


We are delighted to offer for sale this three-bedroom first floor apartment situated in a highly regarded development within walking distance of the town centre and railway station.

Secure Entryphone System | Communal Entrance Hall | First Floor Landing | Entrance Hall | Bright And Airy Lounge/Dining Room With Modern Fitted Open Plan Kitchen | Balcony With Garden And Woodland Views | Three Bedrooms | En-Suite Shower To Master Bedroom | Modern Family Bathroom | Electric Heating | Double Glazed Windows | Secure Underground Parking | Lease In Excess of 100 Years | Well Maintained Communal Gardens | Good Condition Throughout | Highly Regarded Development | No Upper Chain |

We are delighted to offer for sale this three-bedroom first floor apartment situated in a highly regarded development, within walking distance of the town centre and railway station. This well-maintained home is presented in good order throughout, it is heated via electric panel heaters and has double glazed windows. The generous accommodation includes a bright and spacious lounge/dining room, modern fitted kitchen, modern family bathroom, en-suite shower to master bedroom, two additional bedrooms plus balcony with far reaching views. The parking is allocated within the lease and is in a secure underground car park with electric security doors, there is also well cared for communal gardens. Held on a long lease, with over 100 years remaining, the property is to be sold with no upper chain.

Price... £279,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Conveniently located close to recreational parks and High Wycombe Town Centre and Mainline Train Station with regular 25 min service to London Marylebone and just a short walk from the popular Rye Park with it's beautiful walks , lido and sports centre.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and at the first roundabout turn left into Gordon Road. At the traffic lights turn right into Princes Gate and follow the road up the hill taking the first turning left. Proceed over the railway bridge and take the first turning right into Tadros Court and follow the road down where Garner House can be found at the end on the right-hand side.

ADDITIONAL INFORMATION

Leasehold; 108 Years remaining: Service Charge; £1950.00 Per annum: Ground Rent; £500.00 Per annum

COUNCIL TAX

C

EPC RATING

C

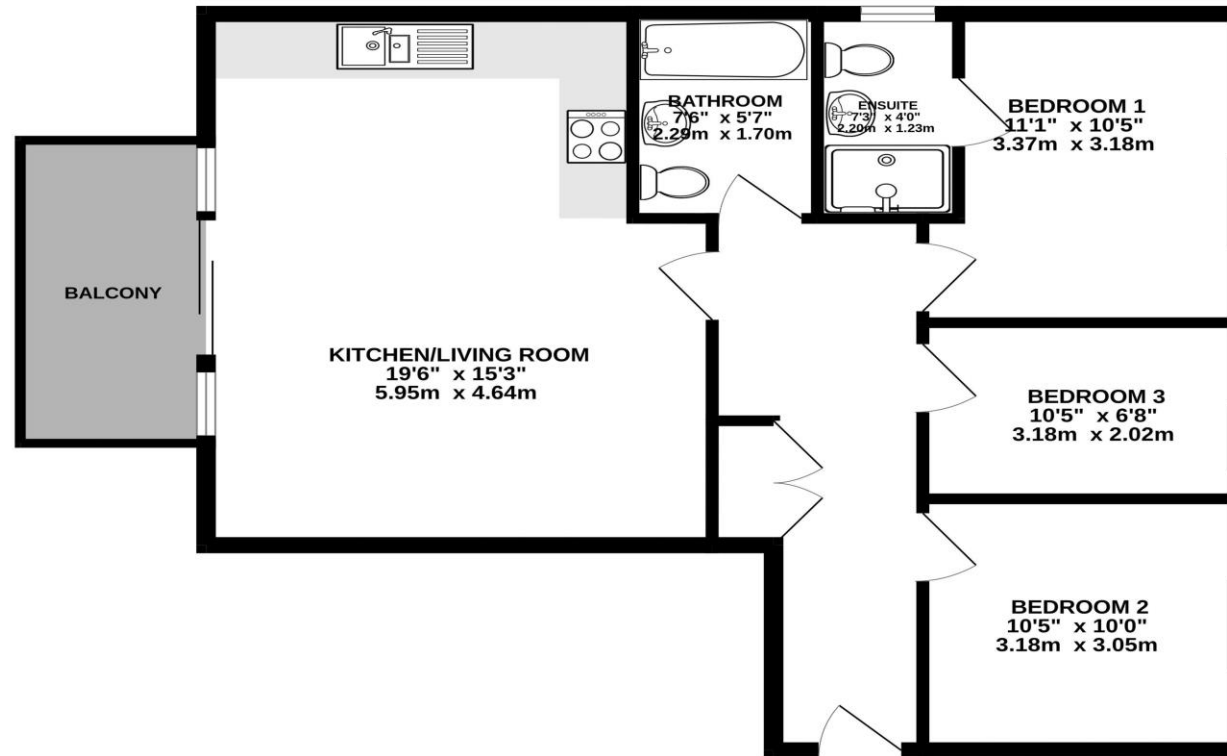
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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The **wye** Partnership