



Ercolani Avenue, High Wycombe, Buckinghamshire, HP13 7FZ

*We are delighted to offer for sale this two-bedroom first floor apartment presented in good order throughout and located in this highly regarded residential development.*

Secure Entry Phone System | Communal Entrance Hall | Entrance Lobby | Entrance Hall | Large Lounge/Dining Room | Modern Open Plan Fitted Kitchen Including Appliances | Two Good Size Bedrooms | Modern White Bathroom Suite | Modern Slimline Electric Heating | Double Glazed Windows | Long Lease Remaining | Allocated Car Parking | Walk To Station And Town Centre | First Floor | Excellent Condition Throughout | We Hold Keys For Viewings |

We are delighted to offer for sale this two-bedroom first floor apartment presented in good order throughout and located in this highly regarded residential development. Having been owned since new, the property has been well looked after, it is heated by modern slimline electric heaters, has double glazed windows, a modern open fitted kitchen that includes appliances, two good size bedrooms and modern bathroom. Externally there are well maintained communal gardens, a secure entry phone system and allocated on site parking. With a long lease remaining the property is an ideal first-time purchase or investment property. We hold keys for early viewings.

**Price... £230,000**

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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## LOCATION

Conveniently located for and within walking distance of 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 where the the property can be found on your right-hand side.

## ADDITIONAL INFORMATION

Leasehold; 107 Years remaining: Service Charge; £1624.00 Per annum: Ground Rent; £465.00 Per annum.

## COUNCIL TAX

Band C

## EPC RATING

B

## MORTGAGE

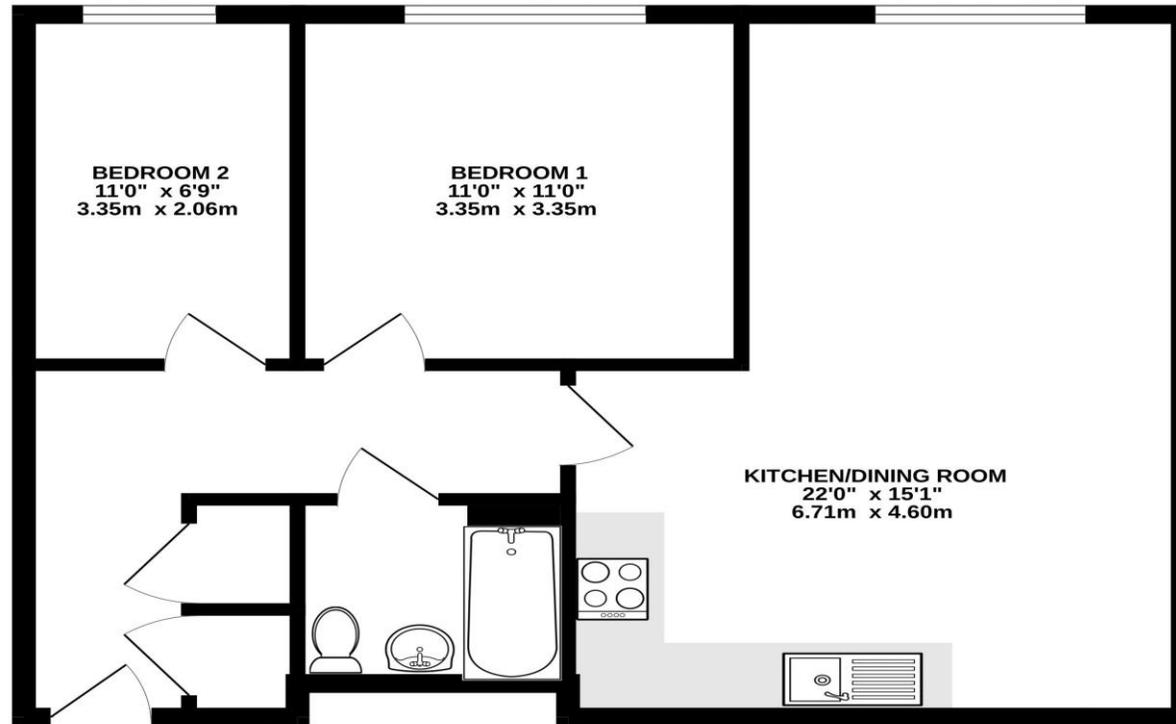
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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*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.*

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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