



## Sovereign Court

Totteridge Avenue

High Wycombe

HP13 6XL

Monthly Rental Of £1,150

- Well Presented Ground Floor 2 Bedroom Apartment
- Available Early June Unfurnished
- Modern Kitchen & Bathroom
- Electric Heating & Double Glazing
- Allocated Parking Space & Communal Gardens
- EPC Rating: C, Council Tax Band: C



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# Sovereign Court Totteridge Avenue High Wycombe HP13 6XL

## PROPERTY FACTS

A well presented ground floor two bedroom apartment, part of a pleasant development, just 5/6 minutes walk from 25 minute London trains. The property briefly comprises; Security entrance, electric heating, double glazing, spacious entrance hall, lounge with door to communal gardens, fully fitted kitchen, two bedrooms (main bedroom with fitted wardrobes), modern bathroom. Allocated parking and communal gardens, sorry no pets. Available early June on an unfurnished basis.

## LOCATION FACTS

Sovereign Court is a small and quiet development approximately one mile of East of High Wycombe town centre. The station, with 25 minute London Marylebone trains, is just 5/6 minutes walk. A similar distance is the A40 London Road, along which operate frequent Heathrow buses. Buses to town are closeby, local facilities are quickly reached and the 50 acre Rye park is an easy walk. Two M40 junctions are a few minutes drive.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham and directly above the station turn right in to Totteridge Road. At the crossroads turn right in to Totteridge Avenue and Sovereign Court will be found on the left.

