

Sheridan House, High Wycombe, Buckinghamshire, HP12 4SF

We are delighted to offer for sale this immaculate two-bedroom two-bathroom ground floor apartment located in a small highly regarded development close to Junction 4 and the handy X hub.

Secure Entryphone System | Communal Entrance Hall | Front Door | Entrance Hall | Ample Storage Cupboards | Good Size Lounge With Double Doors Opening To Private Patio Area | Large Open Plan Contemporary Fitted Kitchen With Appliances | Two Double Bedrooms | Ensuite Shower to Master Bed | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Allocated Car Parking Plus Additional Visitors Provision | Long Lease Remaining | Excellent Access To M40 And Handy X Hub | Ideal First Time Buy or Investment Property |

We are delighted to offer for sale this immaculate two-bedroom two-bathroom ground floor apartment located in a small highly regarded development close to Junction 4 and the Handy X Hub. The property has been very well maintained by the current owners and is heated by gas central heating to radiators, has double glazed windows, a modern contemporary kitchen being open plan and including appliances, two double bedrooms, ensuite shower to the master and family bathroom. Double doors from the lounge give direct access to a private area of patio. Externally there is a secure entry phone system, allocated parking plus additional visitors provision and well-maintained communal gardens. Held on a long lease with 108 years remaining we recommend early viewing.

Price... £280,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	78	79
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England & Wales	EU Directive 2002/91/EC	
www.epcau.com		



LOCATION

Situated just a stones throw from a variety of local shops which provide provision for most day-to-day needs as well as being just a short distance from major supermarkets, department store, restaurants and cinema. The M40 motorway is within less than a 5-minute drive and the town centre with a wide variety of shopping facilities and railway station is under two miles away.

DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and continue through two sets of traffic lights and bear right onto Marlow Road. Proceed over the first mini-roundabout and turn right at the second into Cressex Road. Follow Cressex Road along through the traffic lights and over the roundabout where Sheridan Court is a small private development on the left-hand side.

ADDITIONAL INFORMATION

Leasehold; 108 Years remaining: Service Charge; £1466.64 Per annum: Ground Rent; £250.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

C

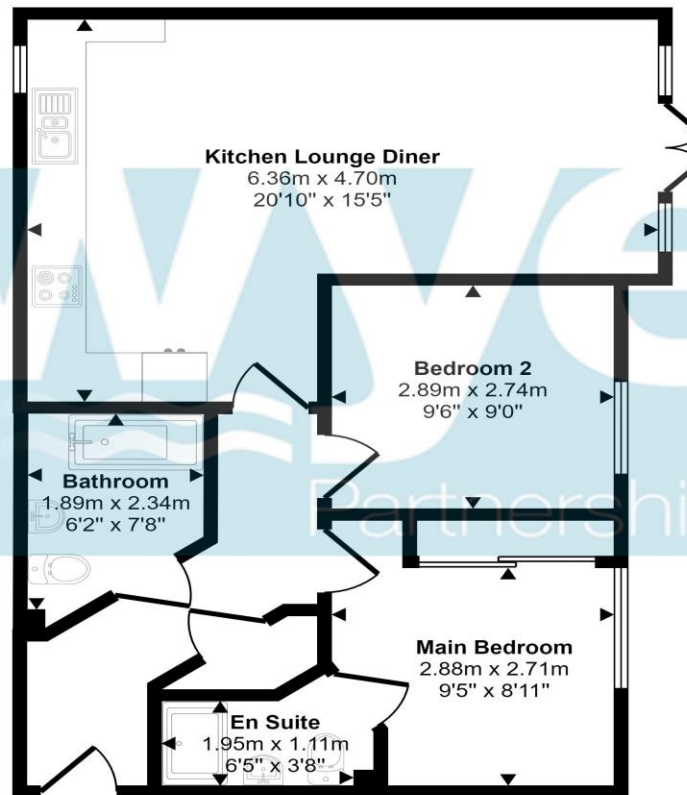
MORTGAGE

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.

Approx Gross Internal Area
57 sq m / 613 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership