

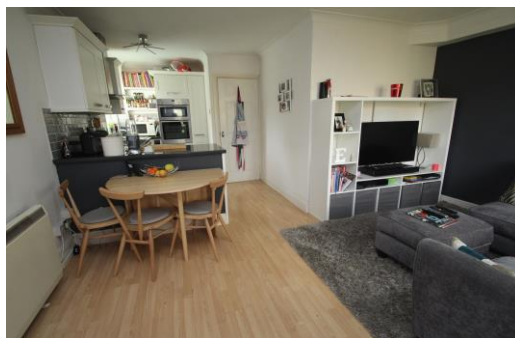


## 17 Park View Court

Eaton Avenue  
High Wycombe  
HP12 3AY

Monthly Rental Of £975

- A Delightfully Positioned Ground Floor Apartment
- Excellent Order - Available Unfurnished early March
- Overlooking a Park, 1.5 Miles From the Town Centre
- Sitting-Dining Room Open Plan to the Fitted Kitchen
- Double Bedroom, Tiled Bathroom. Residents Parking
- EPC Rating: D Council tax band B



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# 17 Park View Court Eaton Avenue High Wycombe HP12 3AY

## PROPERTY FACTS

An excellently presented ground floor apartment, with its own private entrance door, available unfurnished early March....Fronting a walkway, with no passing traffic, looking directly over a small stream to a park-recreation ground....Electric heating and sealed unit double glazing....Sitting-dining room 14'11 x 9'5 open plan to an excellently equipped kitchen 10'4 x 8'7....Inner hallway....Double bedroom 9'8 plus the depth of the fitted wardrobes x 9'3....Fully tiled bathroom with a white suite....Residents parking....Small area of garden between the apartment and the walkway and a further area of communal land running down to the stream ...Council tax band B

Available unfurnished in early March - a ground floor apartment in a delightful position overlooking a recreation ground. 1.5 miles West of town which provides 25 minute London trains, 39 minute Oxford trains and frequent Heathrow buses. M40 five minutes drive. Cul-de-sac setting, with no passing traffic, electric heating, sealed units and own private front door. Sitting-dining room open plan to the fitted kitchen, inner hall, double bedroom and fully tiled bathroom. Residents parking.

## LOCATION FACTS

A delightful location, fronting a walkway at the end of a cul-de-sac, with no passing traffic....The outlook to the front is over a small stream to a park-recreation ground....The apartment lies approximately 1.5 miles West of High Wycombe centre, which provides 25 minute London trains, 39 minute Oxford trains and frequent Heathrow buses....Local shops and buses in to town are a few minutes walk....Junction 4 of the M40 is about five minutes drive.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 West Wycombe Road towards Oxford. After passing the BP filling station on the left, turn left in to Desborough Park Road. At the crossroads turn right in to Abercrombie Avenue, which changes name to Eaton Avenue. Park View Court is a turning on the right and at the T junction turn left and park. Number 17 will be found looking over the park-recreation ground.

