



Ercolani Avenue, High Wycombe, Buckinghamshire, HP13 7FZ

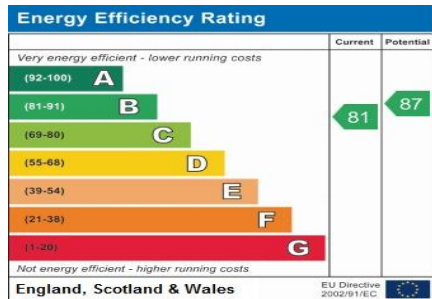
A very well presented two-bedroom first floor apartment situated in this highly regarded development close to the town centre and station.

Secure Entry Phone System | Communal Entrance With Stairs To First Floor | Entrance Hall | Open-Plan Living Room/Kitchen | Two Bedrooms | Bathroom | Double Glazing | Electric Heating | One Allocated Parking Space | Communal Gardens | Electric Heating | Double Glazed Windows | Short Walk To Town And Station | Highly Regarded Residential Development | Popular Area | No Upper Chain |

A very well presented two-bedroom first floor apartment situated in this highly regarded development close to the town centre and station. The property is accessed via a secure entry phone system, has electric heating, double glazed windows, two bedrooms, open plan lounge, modern fully fitted kitchen including appliances and modern fitted bathroom, externally there are communal gardens and allocated car on-site car parking. Early viewing recommended for this lovely two bed apartment. No Upper Chain

Price... £225,000

Freehold



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 a short way along on the left.

ADDITIONAL INFORMATION

Leasehold; 106 Years remaining: Service Charge; £1594.00 Per annum: Ground Rent; £468.62 Per annum.

COUNCIL TAX

Band C

EPC RATING

B

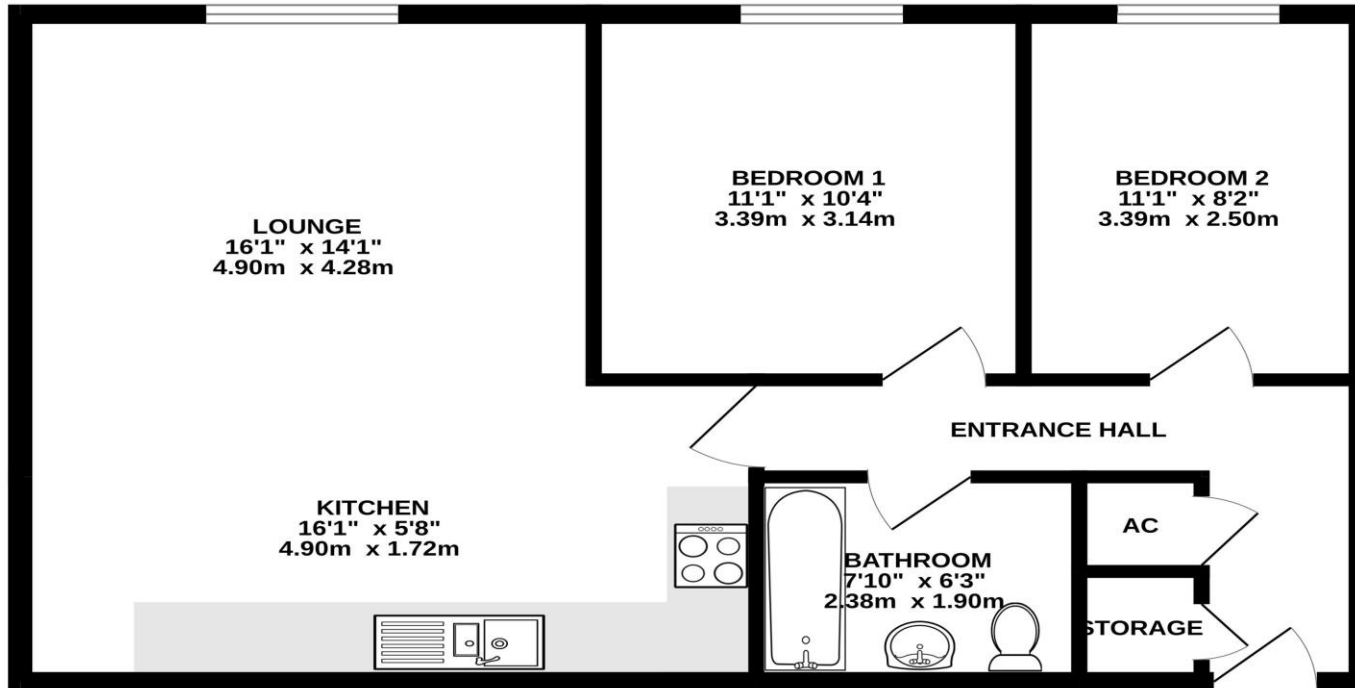
MORTGAGE

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

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.



660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 614sq.ft. (57.0 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