



Tadros Court, High Wycombe, Buckinghamshire, HP13 7GG

*A modern, well proportioned, top floor apartment in popular and convenient location with extended lease.*

| Top Floor Modern Apartment in Popular and Convenient Location | Communal Entrance Hall With Entryphone | Reception Hall | Open Plan Lounge/Kitchen with Doors to Balcony | Master Bedroom with En Suite Shower Room | Bedroom 2 | Bathroom | Double Glazing | Electric Heating | Underground Allocated Secure Parking | Well Kept Communal Grounds | No Onward Chain | Viewing Recommended |

A well proportioned top floor modern apartment situated in a popular and convenient location. The property has an open plan kitchen at one end of the good size lounge and there is are casement doors opening on to a small balcony. Two generous bedrooms are serviced by an en suite shower room to the master and a main bathroom accessed from the hallway. There is underground allocated parking for one car, well tended communal grounds and the property is offered with no onward chain and a newly extended lease of 197 years with zero ground rent.

**Price... £239,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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>		



## LOCATION

The property is situated less than a mile from the railway station which offers a mainline rail link to London and the Midlands. The town centre offers a wide variety of retail, entertainment and hospitality facilities and there are smaller shops close by which provide day to day essentials. The M40 motorway is also easily accessible and High Wycombe is central to the motorway network.



## DIRECTIONS

From our office in Crendon Street, turn left at the bottom of the hill in to Easton Street and continue straight on joining the A40 London Road. On reaching the first roundabout turn left into Gordon Road and then at the lights, just before the bridge, turn right into Princes Gate. Take the first turning left, proceed for a short distance and take the second turning right into Ercolani Avenue. Proceed straight ahead into Tadros Court and Garner House will be found a short way along on the right hand side.



## ADDITIONAL INFORMATION

Leasehold; 214 years from 1st January 2006 - 197 years remaining; Service Charge; £412.85 per quarter; Zero Ground Rent

## COUNCIL TAX

Band C

## EPC RATING

C

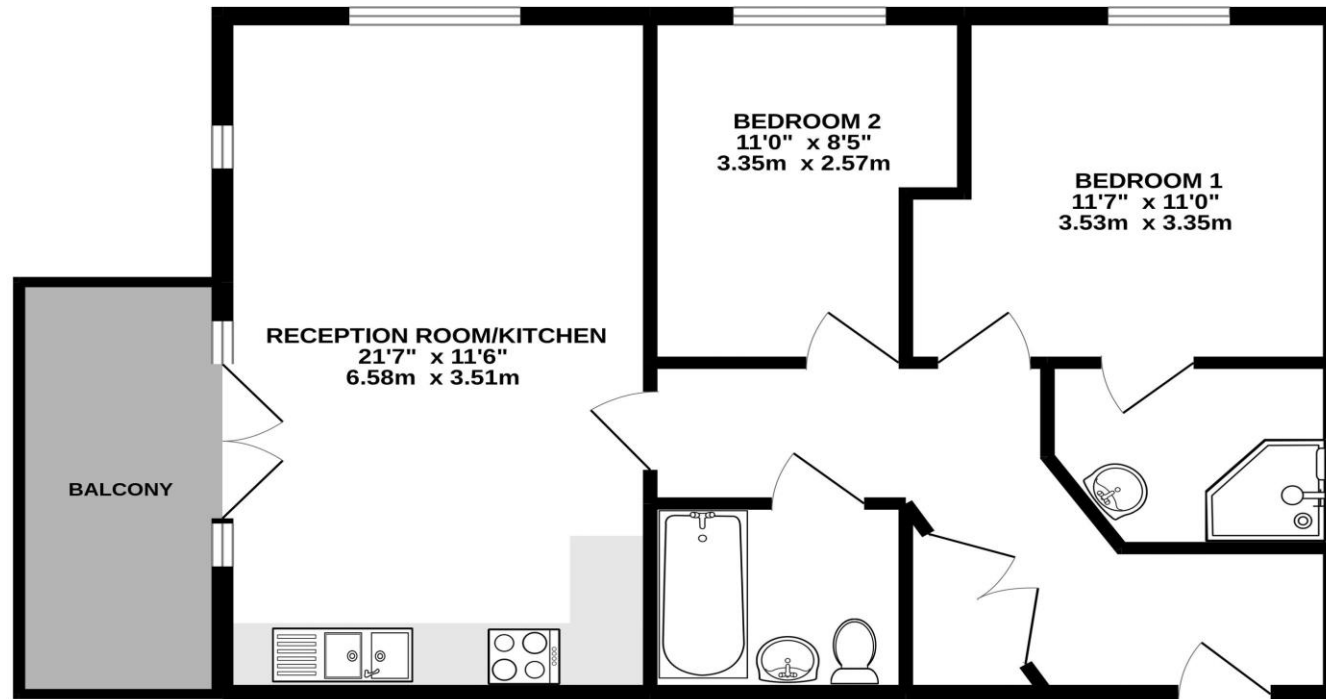
## MORTGAGE

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.*

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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