



Tadros Court, High Wycombe, Buckinghamshire, HP13 7GG

An exceptionally well presented two double bedroom apartment with ensuite and secure undercroft parking and within easy reach of the town centre and train station.

| Spacious & Exceptionally Well Presented Ground Floor Apartment | Easy Access to Town and Train Station | Communal Entrance with Security Entry System | Spacious Reception Hall | Open Plan Living Room & Modern Fitted Kitchen | Two Double Bedrooms | Modern Bathroom and Ensuite Shower Room | Double Glazing | Electric Heating | Secure Undercroft Parking | Landscaped Communal Gardens | Long Lease with 107 Years Remaining |

An exceptionally well presented ground floor apartment in a popular development within walking distance of High Wycombe town centre and train station. The accommodation comprises; communal entrance hall with security entry phone, spacious reception hall, living room opening to modern fitted kitchen, two large bedrooms, bathroom and ensuite shower, double glazing, electric heating, secure undercroft parking, landscaped communal gardens. Viewing recommended.

Price... £240,000

Leasehold

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | 70 | 79 |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |



LOCATION

Tadros Court is a modern and highly sought after development situated to the east side of the town centre and within walking distance of High Wycombe Railway Station (London bound platform). The town centre offers an array of shops including supermarkets and hospitality venues including cinemas, gyms and restaurants.

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 and follow the road down where Mathews House can be found on the right.

ADDITIONAL INFORMATION

Leasehold, we are advised that are 107 years remaining. We are advised that the ground rent is £353.14 per annum and the service charge is approximately £1805.08 per annum. The vendor is looking into the possibility of extending the lease or carrying out a deed of variation.

COUNCIL TAX

Band C

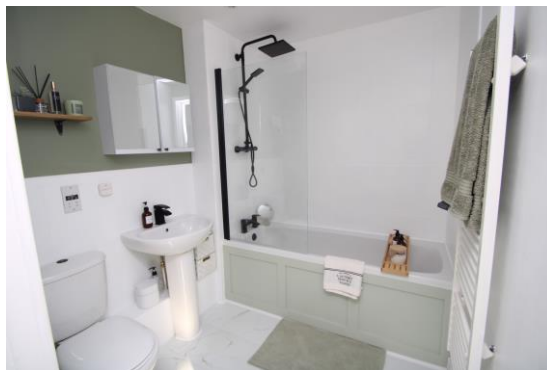
EPC RATING

C

MORTGAGE

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

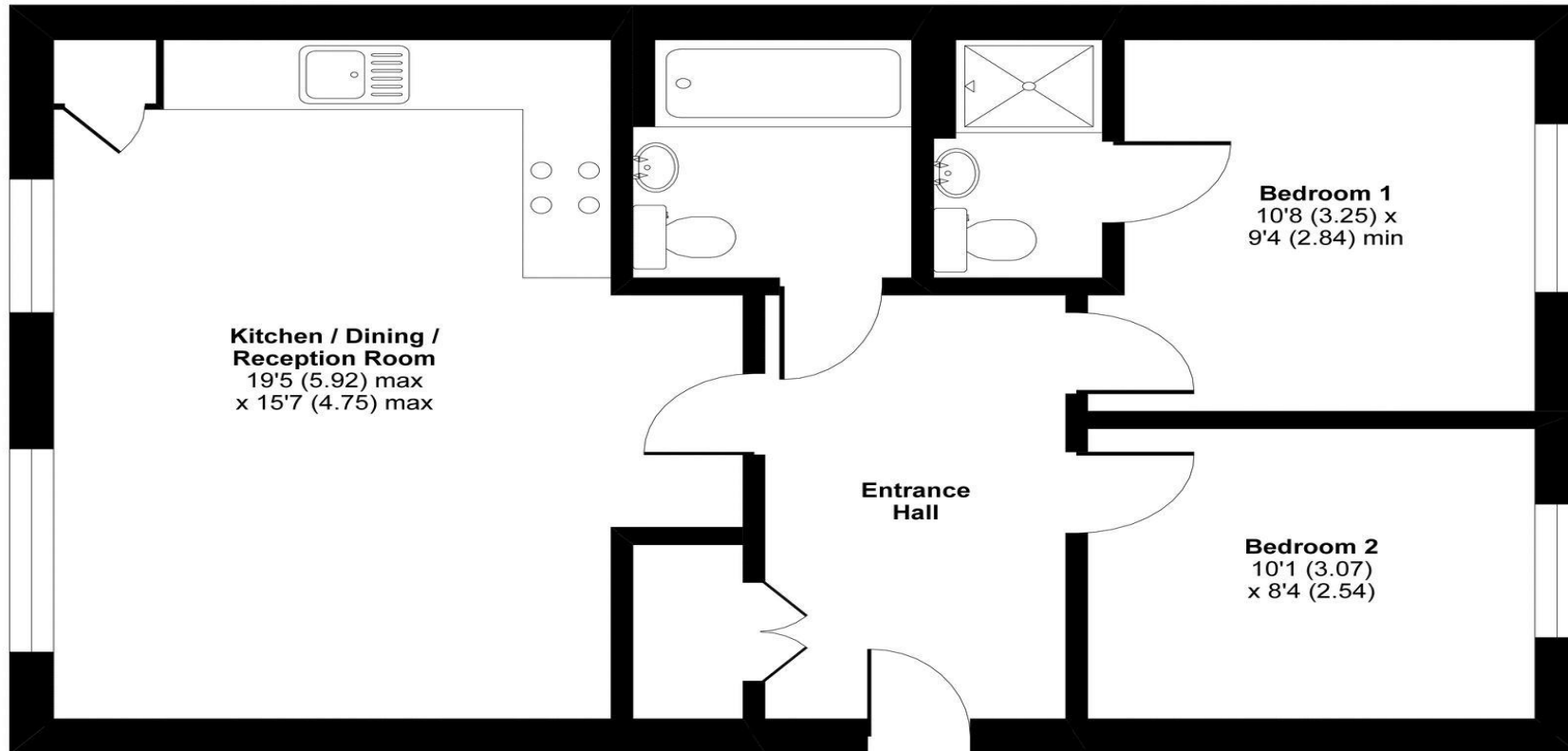
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Tadros Court, High Wycombe, HP13

Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Wye Residential LLP. REF: 696491

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