



**Keegan White**  
ESTATE AGENTS

103 Garner House | £200,000

## 103 Garner House | High Wycombe | HP13 7GG

- 2nd Floor Apartment
- Modern Throughout
- Gated Car Parking
- Kitchen Appliances Included
- Walk To Station
- Open Plan Living

Presented in excellent condition and decorative order throughout, this modern one bedroom apartment is situated on the second floor of this well regarded development close to High Wycombe town centre and within walking distance of the railway station. A security entry phone system provides access to the communal entrance lobby with stairs rising to upper floors. The apartment's front door opens into the entrance hall that has an airing cupboard and gives access to the remainder of the accommodation. With an open plan layout, the living area is of a good size, and the kitchen is contemporary with a good range of storage units and the appliances, including the oven, hob, extractor fan, fridge freezer and washing machine are included in the sale. The bathroom is modern, with a panel bath and overhead shower, hand basin, WC, heated towel rail, and extractor fan. The double bedroom has window to side aspect and the large wardrobes are also included in the sale. There is undercroft parking that is accessed via security gates and the apartment has allocated parking for one car.

Tadros Court was built in 2007 and is situated in a modern residential no through road just off the east side of High Wycombe town centre. Within walking distance is the Railway Station, the town centre and the Rye Park, which has a heated swimming pool at the Lido, and numerous sporting and leisure clubs. High Wycombe is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and new interest to the area. High Wycombe mainline station is within walking distance and offers a fast train to London Marylebone in under 25 minutes. The town is also excellent for road commuters with the M40 providing easy access to the M25 and Heathrow Airport.

Additional Information:  
Ground Rent: £0.00.

Lease term remaining: 106 years.  
EPC Rating C(83)

Service Charge: £2,349.60  
Council Tax Band: B



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