

2 Sheridan House, High Wycombe, Buckinghamshire, HP12 4SF



*A well-proportioned two-bedroom ground floor apartment in a most attractive sought after development.*

| Attractive, Modern Ground Floor Apartment | Well Proportioned Accommodation | Communal Hallway with Entryphone | Entrance Hall | Lounge/Dining Room and Fitted Open Plan Kitchen | Principle Bedroom with En Suite Shower Room | Bedroom 2 | Family Bathroom | Gas Central Heating | Double Glazing | Communal Grounds | Allocated Parking | Good Lease | No Onward Chain |

Situated in a highly sought after location, a most attractive and well presented, modern ground floor apartment offered with no onward chain and having the benefit of a modern fitted kitchen, an en suite shower room to the principle bedroom with additional family bathroom and casement doors leading from the lounge onto the communal grounds. There is allocated parking for residents and guest parking for visitors. The property is nicely proportioned with an open plan living room/kitchen and a good size second bedroom. The property further benefits from gas central heating and double glazed windows. Viewing is strongly recommended.

**Price... £270,000**

*Freehold*

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		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





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### LOCATION

The property is located in a popular residential location just a short walk from a variety of convenience stores which provide for most day-to-day needs. Also close by are larger supermarkets, department store, cinema and restaurants. There is open parkland within close proximity and Junction 4 of the M40 motorway is less than half a mile away.

### DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill and continue straight ahead, passing through three sets of traffic lights to the roundabout at Junction 4 of the M40 motorway. Take the fifth exit on to John Hall Way, pass through the traffic lights, over the first roundabout and on reaching the second roundabout turn left on to Cressex Road. Sheridan Court will be found a short way along on the left hand side.

### ADDITIONAL INFORMATION

Leasehold; 109 Years remaining: Service Charge; £733.32 Per 6 months: Ground Rent; £250.00 Per annum.

### COUNCIL TAX

Band C

### EPC RATING

B

### MORTGAGE

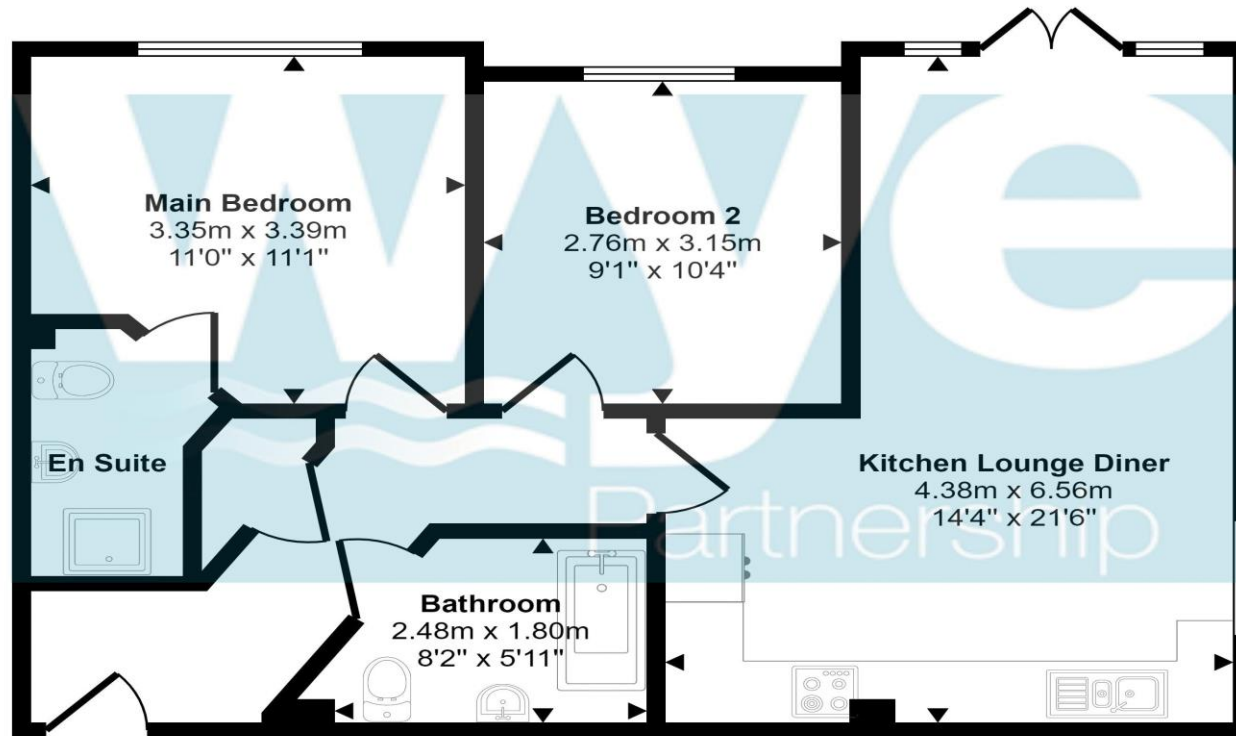
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership