



bonners & babingtons

Sheridan Court
High Wycombe

**Sheridan Court
High Wycombe
Buckinghamshire
HP12 4SQ**

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- Tenure: Leasehold
 - Guide Price: £250,000
 - EPC Rating: C
 - Lease Length: 108 years
 - Service Charge: £1333 p.a.
 - Ground Rent: £250 p.a.
 - Council Tax Band: C



Bonnars & Babingtons are delighted to offer to the market this two double bedroom top floor apartment situated in a modern and secluded development just off Cressex Road. On entering the property there is a light and airy entrance hall with stairs leading up to the top floor. As you access the apartment there is an inviting hallway offering access to all rooms. Moving to the right you enter the living room / kitchen which is a lovely space to sit and unwind, with windows to rear aspect offering far reaching views. The kitchen area has a range of wall and base units with work tops over, integral oven and hob plus further space and services for additional appliances. Moving into the main bedroom, this is a lovely sized double bedroom with plenty of room for additional furniture. Next to this is the family bathroom which has part tiled walls and a white suite including bath with shower over. Bedroom two is a good sized room which is currently used as a home office but could easily accommodate a bed and furniture.

To the outside there are well kept gardens with flower beds and lawned areas, there is also residents parking, this apartment benefits from two parking spaces plus further visitor parking. High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

BONNERS & BABINGTONS offer -
Situated in a pleasant secluded location this two bedroom top floor apartment is an ideal first time or investment purchase. With far reaching views to the rear this delightful apartment also benefits from residents parking and access to J4 M40 on a short 2 minute drive.



Floor Plan

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale, it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.



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Disclaimer

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