



## Flat 5

St. Bernards Court Harlow Road, High Wycombe

- OFFERED FOR SALE BY THE WYE PARTNERSHIP
- Living Room, Kitchen
- Short Walk Of Town Centre And Train Station
- Garage Plus Resident Parking, Communal Gardens
- Spacious Top Floor Apartment
- Two Bedrooms, Bathroom

Positioned in the heart of the town centre close to the 50-acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5-minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

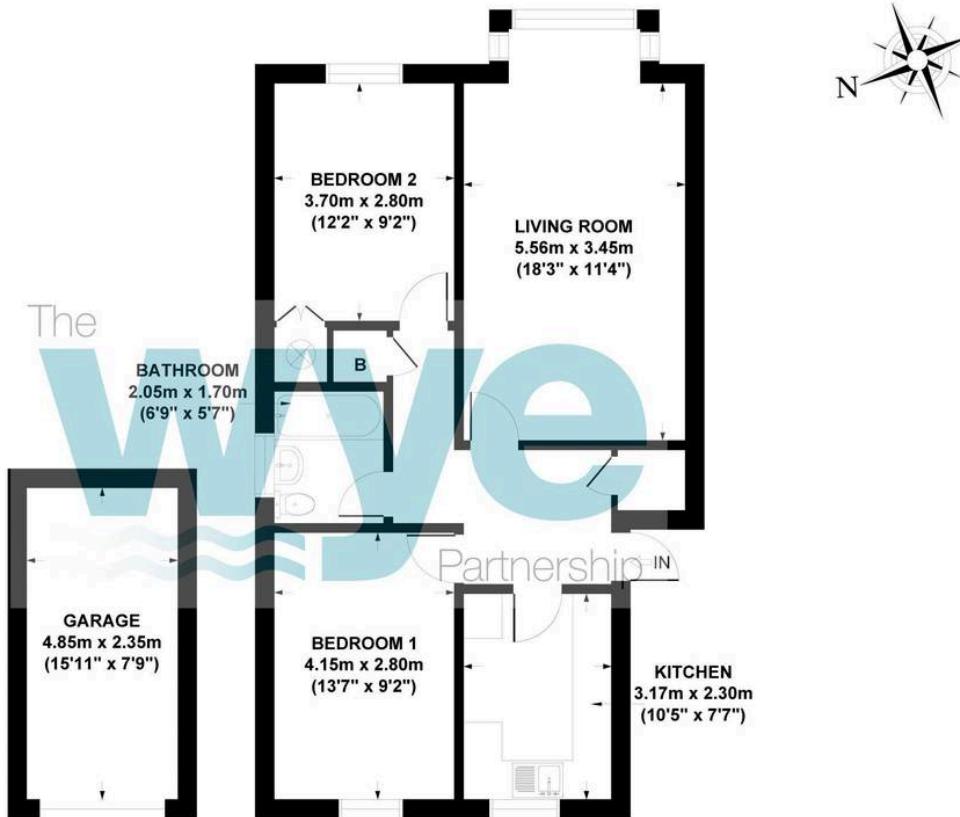


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A two-bedroom, top floor apartment situated across from 'The Rye' park and within level walking distance of town centre amenities and train station. The property offers spacious accommodation yet offers scope for modernisation. A security entry system gives access to a communal hallway with stairs rising to the second floor and flat number 5. With accommodation comprising: entrance hall, living room, kitchen, two bedrooms and bathroom. To the outside communal gardens surround the development with a parking area for residents and garage located in a block to the rear.





GARAGE  
GROSS INTERNAL  
FLOOR AREA 11 SQ M / 123 SQ FT

GROSS INTERNAL  
FLOOR AREA 68 SQ M / 731 SQ FT

BERNARDS COURT, HARLOW ROAD, HIGH WYCOMBE, HP11 1BL  
APPROX. GROSS INTERNAL FLOOR AREA 79 SQ M / 854 SQ FT  
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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