

10 Turners Court, High Wycombe, Buckinghamshire, HP12 3BZ - £260,000



*A delightful and beautifully presented top floor apartment with a large roof terrace enjoying delightful distant views.*

- | Communal Entrance with Video Entry System | Entrance Hall | Living Room
- | Fitted Kitchen | Roof Terrace Accessed From The Living Room & Kitchen |
- Two Double Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating
- | Allocated Parking Space | Communal Gardens | No Onward Chain

Enjoying stunning views over a park and stream to the rear towards West Wycombe, this is a spacious and stylish top floor apartment. From the ground floor a communal hallway has stairs rising to the top floor. On entering Flat 10, a spacious entrance hall has a video entry phone, a spacious lounge with double doors opening to a roof terrace, featuring attractive views across the park. This can also be accessed via double doors from a well-equipped kitchen. There are two double bedrooms one with a fitted wardrobe as well as a family bathroom. Allocated parking space. Communal gardens and a communal bike store. No Onward Chain.

**Price... £260,000**

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





## LOCATION

Forming part of this modern development approximately 1.5 miles West of High Wycombe centre. The development is bounded by Desborough Park-Recreation Ground and this particular apartment enjoys an outlook over it towards West Wycombe. Local shops and other facilities are close to hand as are buses to town, from where there are 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Junction 4 of the M40 is an approximate five-minute drive.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, continue through the first set of traffic lights and then take the third turning left into Desborough Park Road. Once in Desborough Park Road take the first turning right into Grafton Street and continue towards Wye Gardens and take the right-hand turning which leads to the car park in front of Turners Court.

## ADDITIONAL INFORMATION

Leasehold; 87 Years remaining: Ground Rent; £150.00 Per annum: Service Charge; £247.01 Per month - please note that in the previous couple of years a significant rebate has been returned.

## COUNCIL TAX

Band C

## EPC RATING

B

## MORTGAGE

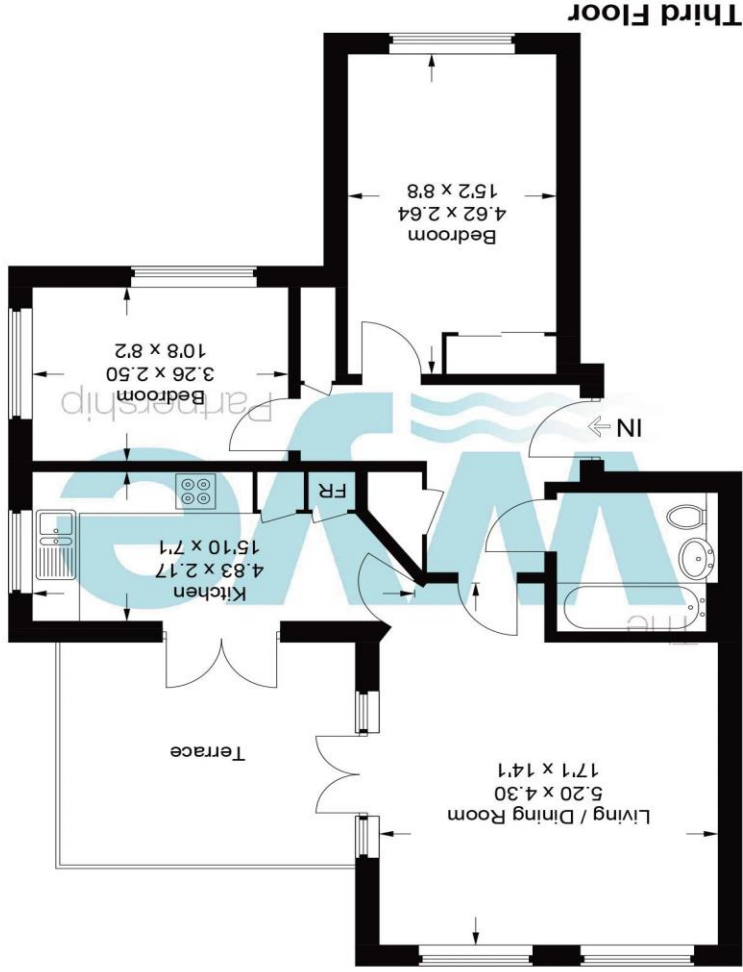
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



# 10 Turners Court

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Cooper

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

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk