



**6 Banner Court, High Wycombe, Buckinghamshire, HP12 3BU - £209,950**

*A two-bedroom ground floor apartment in a quiet cul-de-sac to the West of High Wycombe.*

| Cul-De-Sac Location | Communal Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom | Electric Heating | Double Glazing | Residents Car Parking | Communal Gardens | Long Lease | No Onward Chain |

A ground floor apartment in a quiet cul-de-sac to the West of High Wycombe. With convenient access to the town centre and siding onto a recreation ground the accomodation briefly comprises; communal entrance hall, living room, kitchen, two bedrooms, bathroom, electric heating, double glazing, residents parking, communal gardens, long lease. Offered to the market with no onward chain.

**Price... £209,950**

*Leasehold*

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 80        |
| (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

Part of a small development 'tucked away' in a cul-de-sac about 1.5 miles West of the town centre. A park-recreation ground is just yards away and local facilities are within walking distance. Buses pass nearby to High Wycombe centre which provides 25-minute London Marylebone trains and frequent Heathrow buses. Junction 4 of the M40 is within 5-minutes drive.

### DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 West Wycombe Road towards Oxford. After passing the BP petrol station on the left, turn left into Desborough Park Road. At the crossroads turn right into Abercromby Avenue which becomes Eaton Avenue. Turn right into Park View Court and then take the first right. Banner Court will be seen in front of you; number 6 is approached from the rear.

### ADDITIONAL INFORMATION

Leasehold; 151 Years remaining: Service Charge; £2085.82 Per annum: We are advised that there is no Ground Rent payable.

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

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

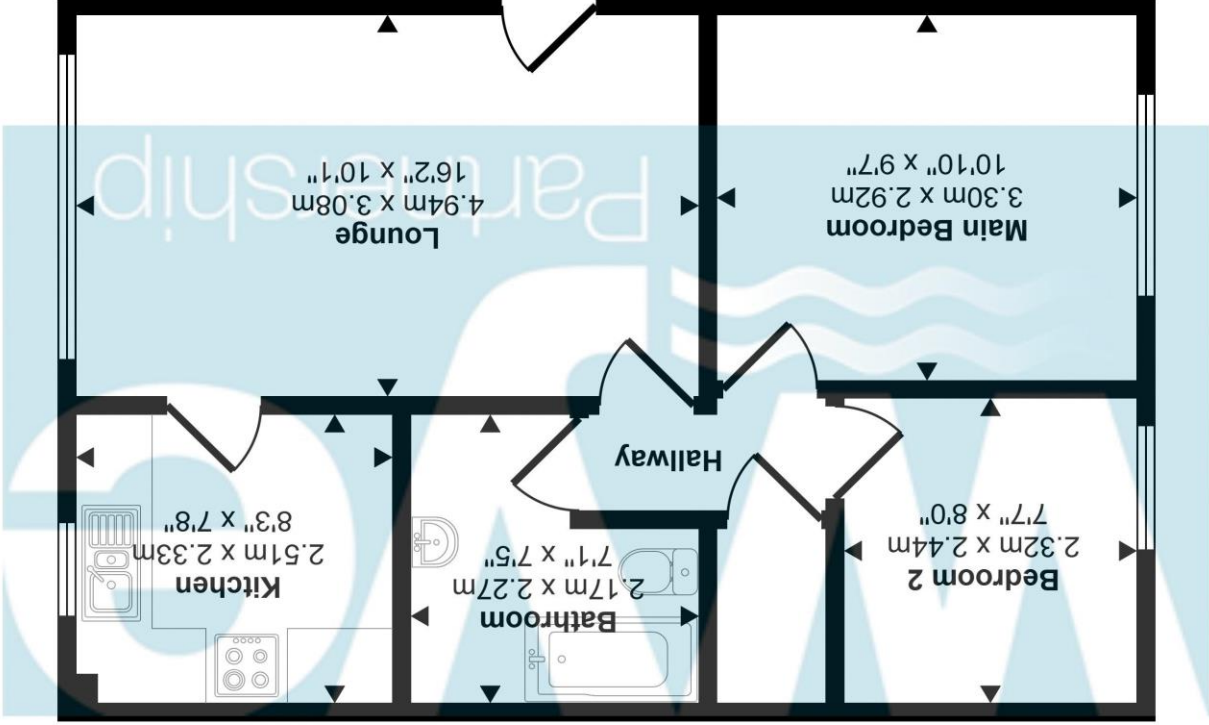
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
46 sq m / 498 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.

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