

LEASEHOLD



Flat (EPC Rating: C)

1 BYRON HOUSE, SHERIDAN COURT, HIGH WYCOMBE, HP12 4SQ

Guide Price

£290,000

**Rye
View**
HOMES



2 Bedroom Flat located in High Wycombe

RyeView Homes welcome to the market this modern, two bedroom apartment equipped with modern furnishings. This stunning apartment forms part of a highly desirable development located within close proximity of Junction 4 of the M40. The spacious apartment further benefits from double glazing, gas central heating, private patio, communal gardens, entry phone system and allocated parking.

In more detail, the property comprises two double bedrooms; master with en-suite shower room; family bathroom; modern open plan lounge/ fitted kitchen, equipped with new white goods: washer dryer, hob and oven and plenty of wall and base level cupboards and drawers.

The accommodation in further detail comprises:

Communal Entrance

Security entry phone system.

Entrance Hall

Wall mounted security entry phone, radiator, carpeted flooring.

Kitchen & Living Area

21'2" m x 15'2" m

Kitchen Area: 12' 7" (3.84m) x 8' 3" (2.51m)

Living Room Area: 15' 3" (4.65m) x 12' 7" (3.84m)

Modern open-plan living room/dining room/ kitchen with double-glazed window, integrated oven, gas hob, integrated fridge freezer, washing machine, wood effect flooring in kitchen, carpeted flooring in living area, double-glazed French doors to patio.

Master Bedroom

14'2" x 11'4"

Master bedroom with double-glazed window, radiator, carpeted flooring, door to en-suite shower room.

En-Suite Shower Room

Master en-suite with shower cubicle, WC, wash hand basin, heated towel rail, tile effect flooring.

Bedroom Two

10'11" x 9'6"

Double bedroom featuring carpeted flooring, double-glazed window to front aspect, radiator.

Bathroom

Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, tile effect flooring.

Outside - Rear

French doors leading to private rear patio and shared garden.

Parking

Communal residents parking

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 108 years remaining

Service Charge

Advised by vendor - £1,576 per annum (paid in 2 instalments or monthly)

Ground Rent

Advised by vendor - £250 per annum (paid over 2 instalments)

Council Tax Band

C

Viewing

Strictly by appointment only



NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



Byron House High Wycombe

Approximate Gross Internal Area
69.5 sq m / 748 sq ft

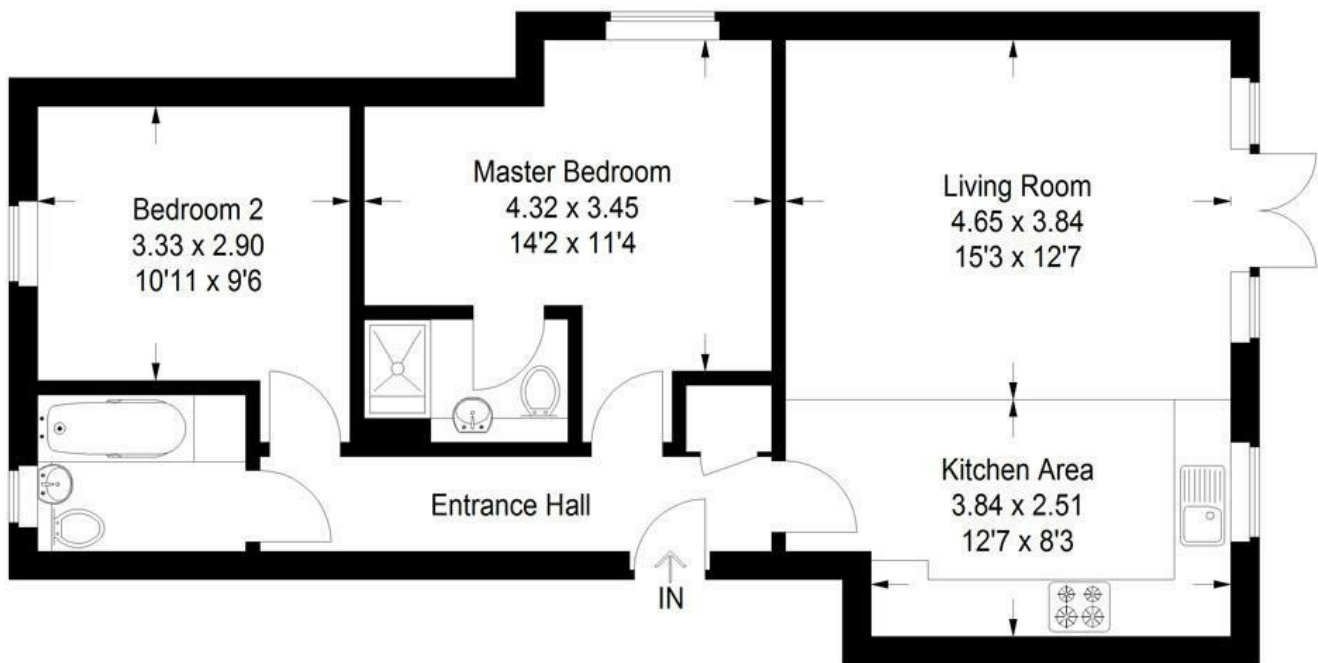


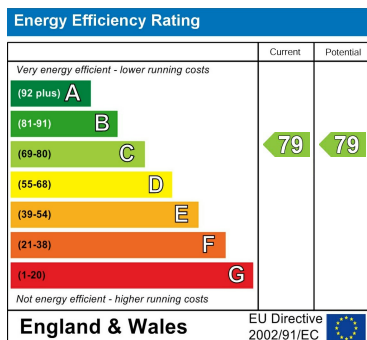
Illustration for identification purposes only, measurements are approximate, not to scale.

REF RV 1056

Council Tax Band

C

Energy Performance Graph



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