



Sheridan Court High Wycombe HP12 4SF



Sheridan Court High Wycombe HP12 4SF

£280,000

A well presented and modern two-bedroom, two-bathroom apartment available to purchase with No Onward Chain located in small exclusive development.

Description

Upon entering, you are welcomed into a spacious central hallway. The hallway provides access to two generously sized double bedrooms, including a principal suite with an en-suite shower room, a modern family bathroom, and a bright open-plan kitchen, dining, and living area with access to a private patio area.

The contemporary kitchen is well-equipped with an integrated oven, four-ring gas hob, fridge freezer, and a washing machine. The apartment also benefits from gas central heating, double glazing, a long leasehold, and a south facing patio area. Allocated parking is also included.

Situation

High Wycombe town provides an extensive range of shopping facilities, as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities while a short drive finds the River Thames and the historic town of Marlow.

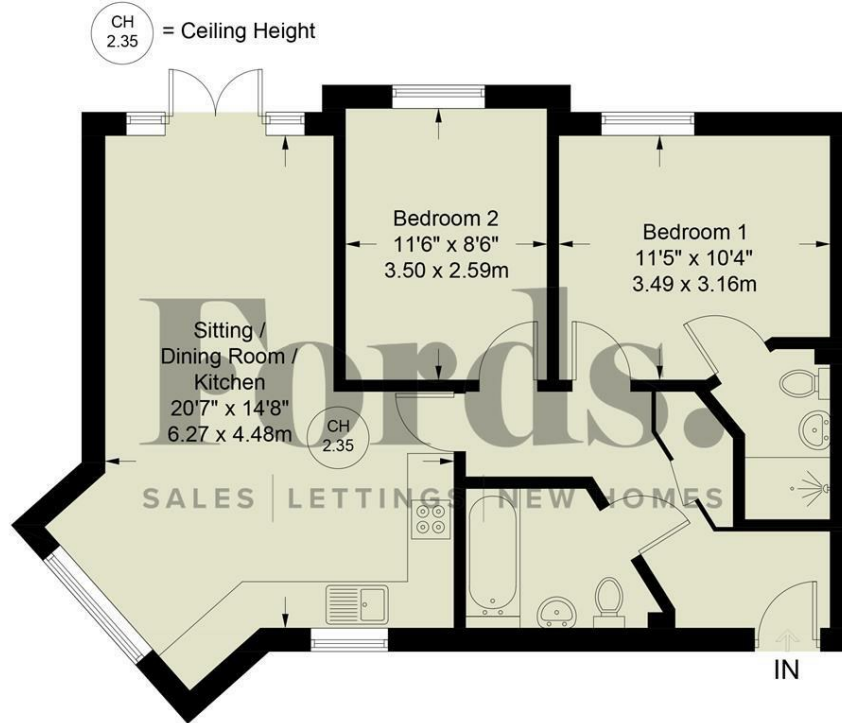
For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Floor Plans

Sheridan Court, HP12 4SF

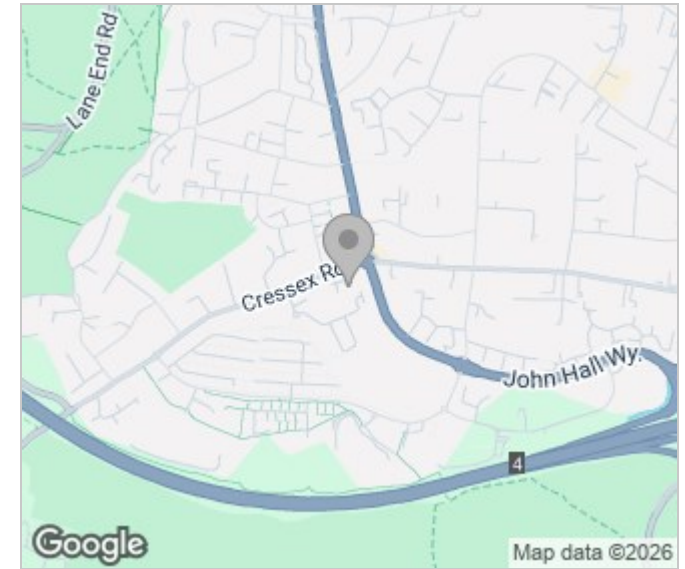
Approximate Gross Internal Area
665 sq ft / 61.8 sq m



Ground Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

18 Crendon Street, High Wycombe, HP13 6LS

01494 840 600 sales@fordandpartners.com www.fordandpartners.com