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ESTATE AGENTS

St. Marks Close High Wycombe HP13 6JE



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Offers over £280,000

A well presented three bedroom, two bathroom apartment, conveniently situated just 0.4 miles from the Mainline Train Station and Town Centre. The property is being sold with the added benefit of no onward chain.

Description

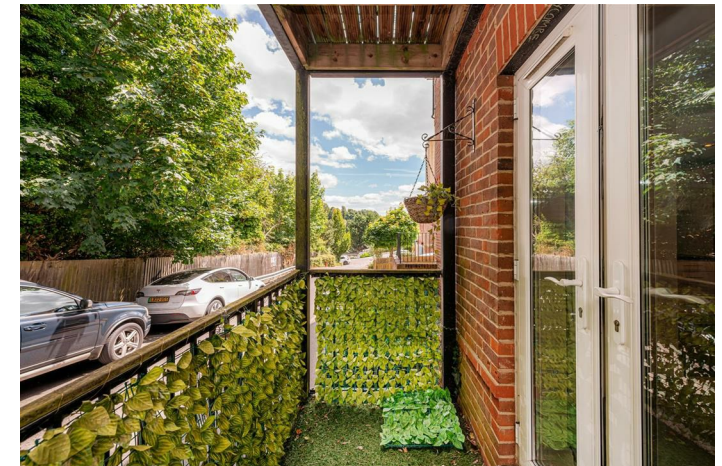
A rarely available 3-bedroom ground floor apartment situated to the East Side of High Wycombe. This spacious apartment features 2 double bedrooms, well sized bathroom, an en-suite off the principal bedroom, 3rd single bedroom and a well-proportioned open plan living/dining kitchen area.

Further features include gas central heating, UPVC double glazing, built-in wardrobe in principal bedroom, storage cupboard, allocated space for parking and a long lease of 109 years remaining. In addition, the property is being sold with no onward chain.

The apartment is ideally situated within catchment for the local grammar schools including Wycombe High School, John Hampden & The Royal Grammar School all of which are approximately 2 miles away.

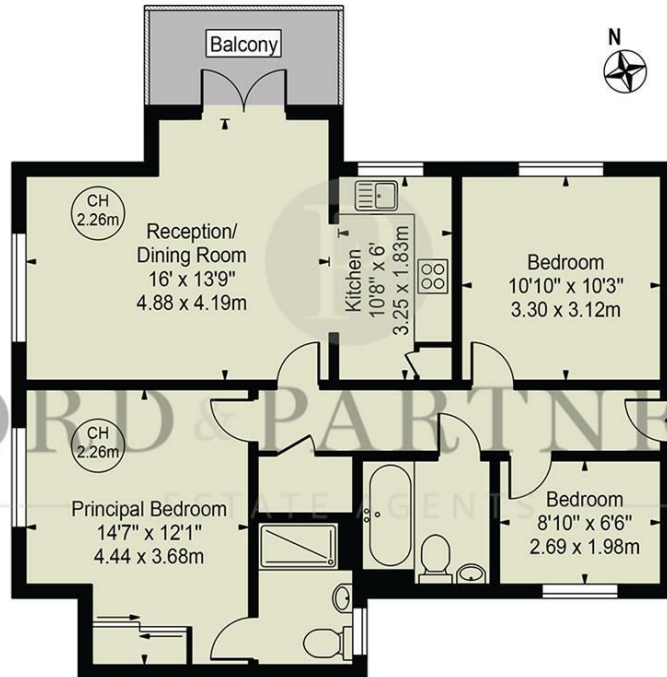
Situation

Benedict Court would make an ideal first-time buy or investment purchase due to the close proximity to the mainline train station and town centre. Via the Chiltern Railway service, you can be at London Marylebone Station in just 27 minutes. This mainline station also serves regular services to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too, as High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away.



Floor Plans

Benedict Court Approx. Gross Internal Area 803 Sq Ft - 75.60 Sq M

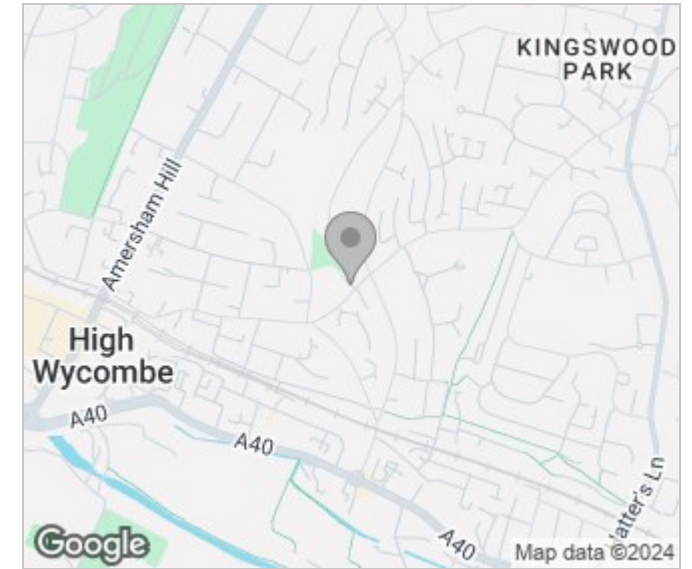


Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(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	

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