



## Banner Court

Eaton Avenue  
High Wycombe  
HP12 3BU

Monthly Rental Of £1,150

- Available in Early May Unfurnished, a Well Located Apartment
- Ground Floor Apartment 1.5 Miles West of The Town Centre
- Buses Operate Closeby and Junction 4 of The M40 is Less Than 5 Minutes Drive
- Double Glazing and Electric Heating. Private Entrance Hall
- 16'3 Sitting-Dining Room, Kitchen, Two Bedrooms, Bathroom. Residents Parking
- EPC Rating: C, Council Tax Band: C



T: 01494 358358

E: [lettings@wyeres.co.uk](mailto:lettings@wyeres.co.uk)

W: [www.wyeres.co.uk](http://www.wyeres.co.uk)

# Banner Court Eaton Avenue High Wycombe HP12 3BU

## PROPERTY FACTS

A nicely presented ground floor apartment available in early May unfurnished....Electric heating and sealed unit double glazing....Entrance hall....Sitting-dining room 16'3 x 10'1....Fitted kitchen 8'6 x 7'8....Inner hall with heated airing cupboard....Bedroom one 11'1 x 9'10....Bedroom two 9'1 x 7'8....Bathroom with a white suite....Residents parking....Communal gardens....Council tax band C.

A nicely presented ground floor apartment available in early May unfurnished; pleasantly 'tucked away' in a cul-de-sac approximately 1.5 miles West of the town centre which provides 25 minute London trains. Buses operate nearby and the M40 is 5 minute's drive. Electric heating and sealed unit double glazing. Entrance hall, 16'3 sitting-dining room, fitted kitchen, inner hall, two bedrooms, white bathroom. Residents parking and communal gardens.

## LOCATION FACTS

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 in to Desborough Park Road. At the crossroads turn right in to Abercromby Avenue which becomes Eaton Avenue. Turn right in to Park View Court and take the first right. Banner Court will be seen in front of you and number 6 is approached from the rear.

