



24 St Georges Court, High Wycombe, Buckinghamshire, HP12 3EU - £160,000

## A two-bedroom ground floor apartment requiring modernisation.

Communal Entrance | Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom | Electric Heating | Communal Gardens | Allocated and Guest Parking |

Situated in a popular development on the west side of the town. A ground floor flat that requires modernisation and improvement throughout. Accommodation comprising: Communal entrance with security entry system, entrance hall, living room, kitchen, two bedrooms, bathroom, electric heating, allocated parking space, communal gardens.



**Price... £160,000**

*Leasehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(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 popular development 1.5 Miles West of High Wycombe centre and station with 25-minute London trains. Local shops are walkable and buses to town also nearby with extensive shopping facilities including the Eden shopping centre. Junction 4 of the M40 is within a 5 minute drive. The delights of the countryside are close by with the River Thames Marlow just over 5 miles away.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and after approximately half a mile turn left into Desborough Park Road. After a short distance take the second turning right into Abercromby Avenue. Continue for a short distance and as the road becomes Eaton Avenue St Georges Court will be found on the right. Number 24 can be found in the first block on the right.

## ADDITIONAL INFORMATION

Leasehold; 125 years from 1st January 1989: Service Charge; £1340.00 Per annum: Ground Rent; £362.00 Per annum.

## COUNCIL TAX

Band B

## EPC RATING

C

## MORTGAGE

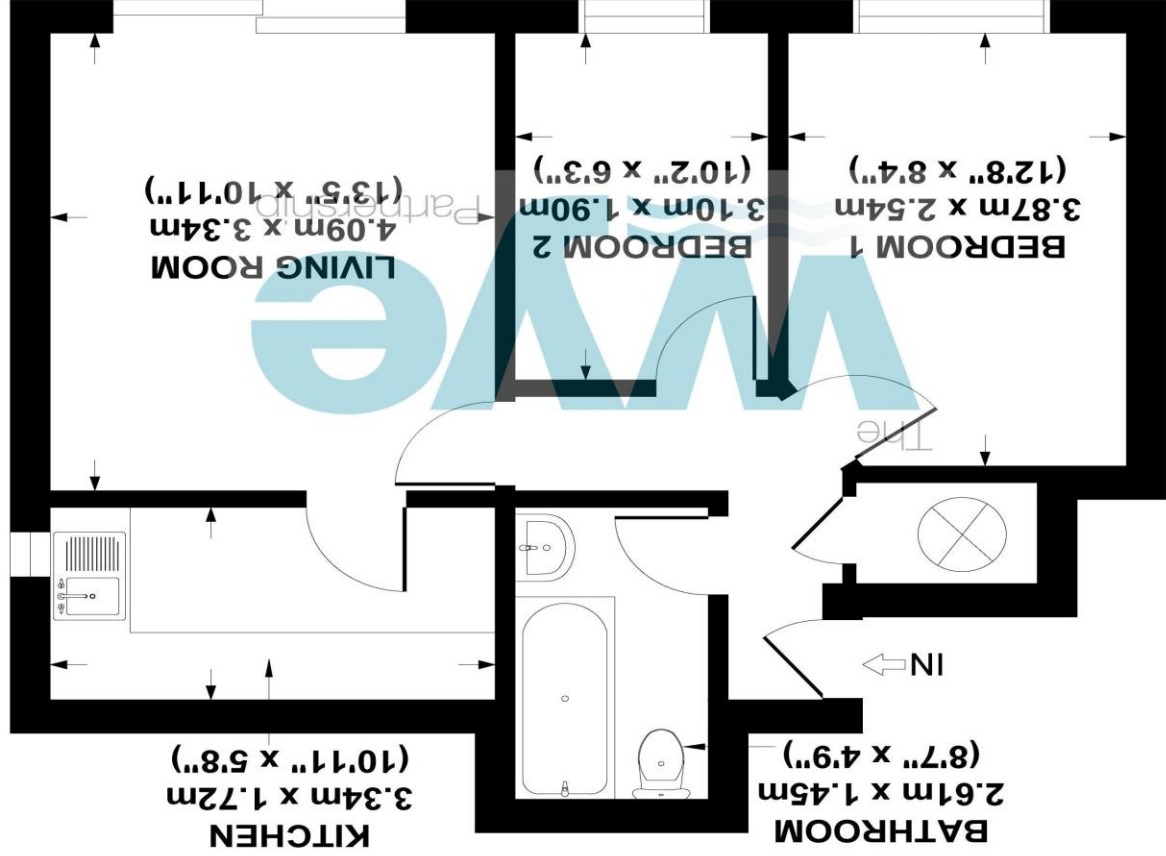
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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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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**GROSS INTERNAL FLOOR AREA 46 SQ M / 499 SQ FT**

**ST GEORGE'S COURT, EATON AVENUE, HIGH WYCOMBE BUCKS HP12 3EU  
APPROX. GROSS INTERNAL FLOOR AREA 46 SQ M / 499 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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