



## York House

Chequers Avenue

High Wycombe

HP11 1GP

Monthly Rental Of £1,250

- Bright, Modern One Bedroom Apartment
- Available early June, Furnished
- Living Room with Open-Plan Kitchen & Balcony
- Modern Fitted Kitchen and Bathroom
- Gas Central Heating, Double Glazing & Allocated Parking
- EPC Rating: C & Council Tax Band: B



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# York House Chequers Avenue High Wycombe HP11 1GP

## PROPERTY FACTS

One Double Bedroom | Living Room | Open Plan Kitchen | Bathroom | Double Glazing | Gas Central Heating | Video Entry System | Allocated Parking Space | Furnished | Available early June | EPC Rating: C | Council Tax Band: B

Located on the much sought after Wye Dene development, with it's riverside walks, fitness trails and cycle routes, is this spacious, bright and modern top floor apartment. The accommodation in brief comprises; video entry system via communal entrance, entrance hall, living room with open plan kitchen, bedroom, bathroom, double glazing, gas central heating, allocated parking space. Available early June on a furnished basis.

## LOCATION FACTS

A stunning one bedroom apartment located within the sought after Wye Dene development set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station with regular fast service to London Marylebone and its large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue across two mini-roundabouts. After the second bear right at the traffic lights into Wye Dene and upon approaching the roundabout take the first exit into Chequers Avenue where the property can be found immediately on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

