



6 Park View Court, Eaton Avenue, High Wycombe, HP12 3AY  
£220,000

# 6 Park View Court Eaton Avenue

High Wycombe, High Wycombe

- A Well Presented First Floor Apartment
- Tucked Away Development To West Of High Wycombe
- Spacious Living Room With Picturesque Views Over Park And Stream
- Refitted Kitchen & Bathroom, Two Bedrooms
- Double Glazing, Electric Heating, Allocated Parking
- Communal Gardens, Benefits From An Extended Lease.

Part of a small development 'tucked away' in a cul-de-sac about 1.5 miles West of the town centre. The property backs directly onto a park-recreation ground with a small stream passing by 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.

Council Tax band: C

Tenure: Leasehold; 152 Years remaining; Service Charge; £1883.22 Per annum; Peppercorn Ground Rent

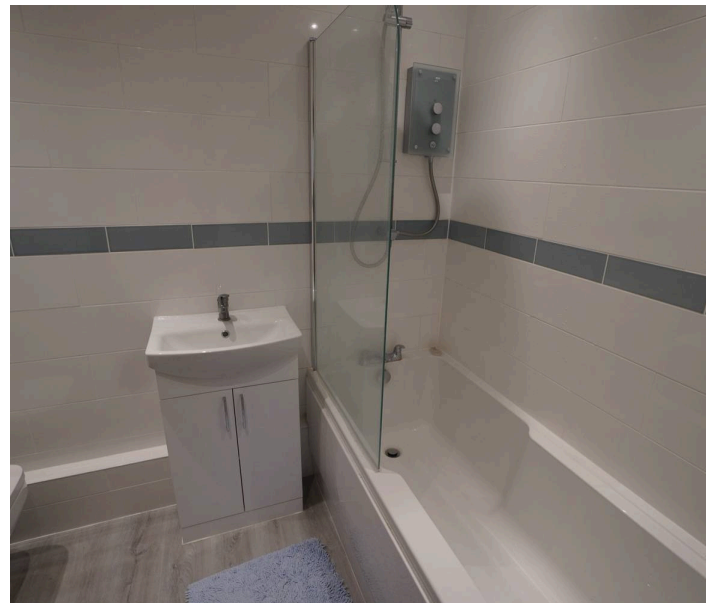
EPC Energy Efficiency Rating: C

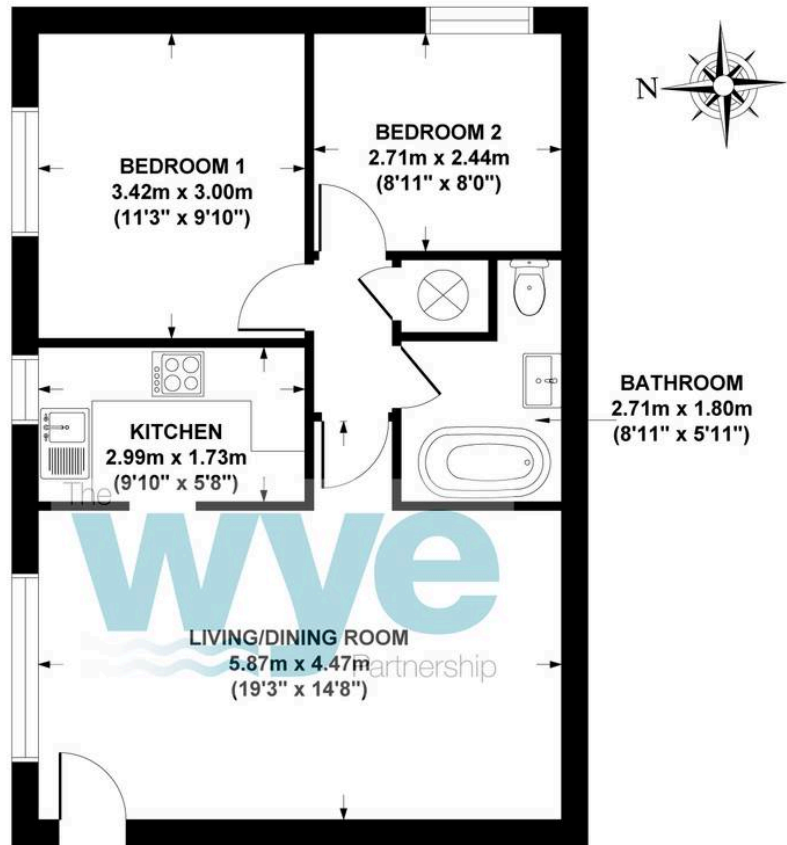


## 6 Park View Court Eaton Avenue

High Wycombe, High Wycombe

This well presented two bedroom first floor apartment is situated within a sought after, tucked away development to the West of High Wycombe. The property offers a spacious living room with picturesque views over a park and stream which are situated directly behind the development, creating a tranquil setting for relaxation and entertaining. The recently refitted kitchen and bathroom provide a modern, stylish finish, while two bedrooms ensure comfortable accommodation. Additional features include double glazing and electric heating, which contribute to a warm and energy efficient home. The apartment benefits from allocated and visitors parking and an extended lease, making it an ideal purchase for first time buyers, professionals, or investors. Located within easy reach of local amenities, transport links, and reputable schools, this property combines peaceful surroundings with practicality and accessibility. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful apartment.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 51 SQ M / 549 SQ FT

**6 PARK VIEW COURT, HIGH WYCOMBE, HP12 3AY**  
**APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 549 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

