



**8 Sheraton Court Bartlett Crescent, High Wycombe, HP12 3DY**  
**£260,000**



## 8 Sheraton Court Bartlett Crescent

High Wycombe, High Wycombe

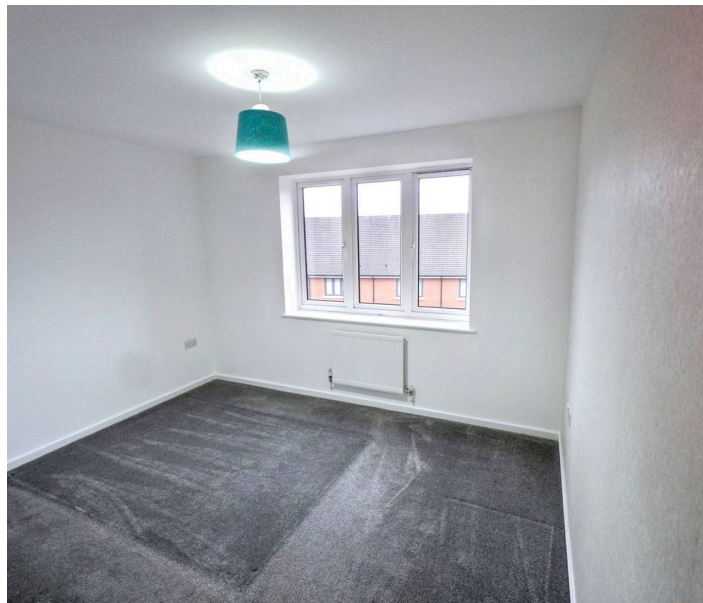
- Superbly Presented Second Floor Apartment
- Delightful Outlook Over Playing Fields and Stream
- Bright Lounge with West Facing Balcony
- Modern Fitted Kitchen, Bathroom and En Suite Shower Room
- Two Good Size Bedrooms
- Vacant Possession and No Onward Chain

The property is situated in an enviable location overlooking parkland within a modern sought after development. The town centre is just over a mile away and provides a wide range of shopping facilities as one would expect in a major town centre. There is a large bus terminus and a mainline rail link with London and the North. More locally there are several convenience stores which provide for most day to day needs.

Council Tax band: C

Tenure: Leasehold; 237 Years remaining: Service Charge; £2558.04 Per annum: Ground Rent; £200.00 Per annum

EPC Energy Efficiency Rating: B





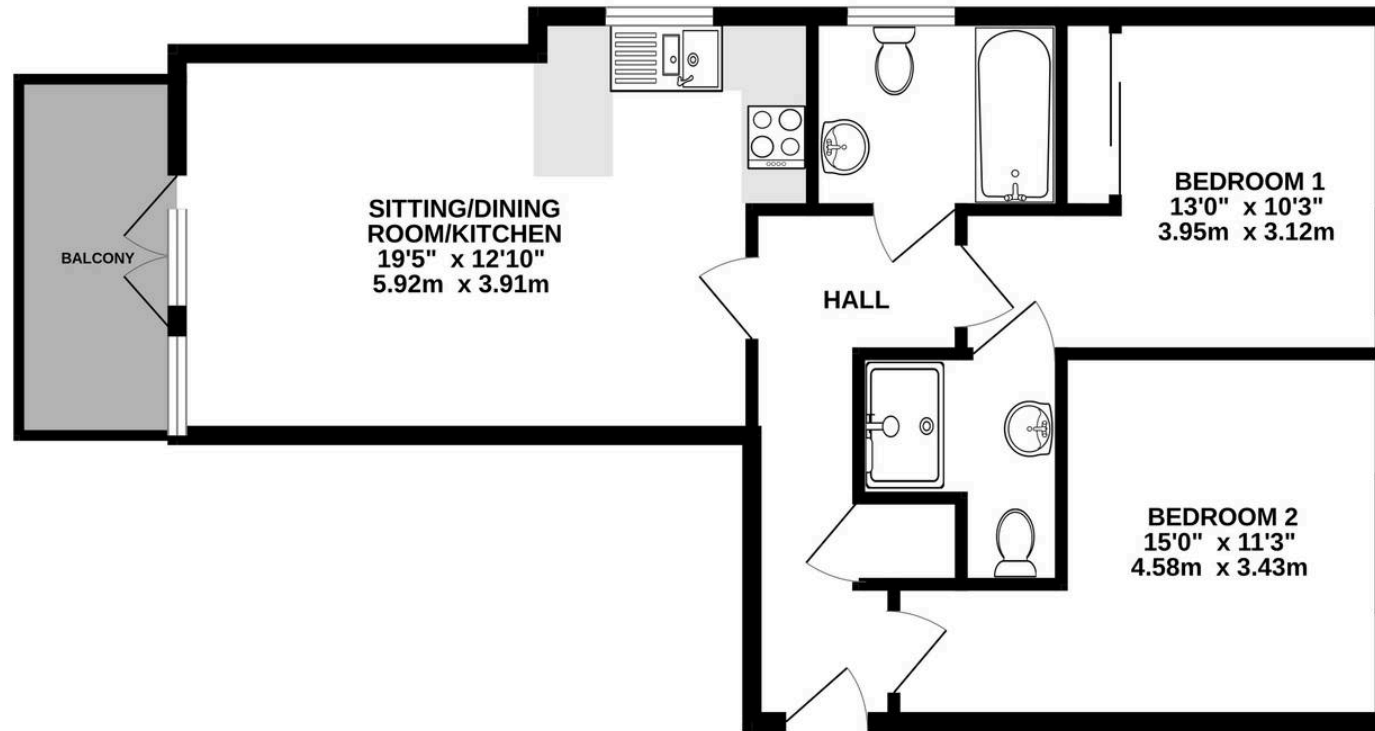
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This superbly presented two bedroom second floor apartment offers a fantastic opportunity for buyers seeking a stylish and comfortable home with immediate vacant possession and no onward chain. The property is thoughtfully designed, featuring a bright and spacious lounge that benefits from a west facing balcony, and boasts a delightful outlook over playing fields and a small stream. The modern fitted kitchen is equipped with contemporary units and appliances, providing a practical and attractive space. Both bedrooms are generously proportioned, offering ample space for bedroom furniture and storage, while the principal bedroom enjoys the added benefit of a modern en suite shower room. The main bathroom is finished to a high standard with modern fixtures and fittings, complementing the overall sense of quality throughout the apartment. The layout is well planned, maximising both comfort and functionality, making it equally suited to professionals, couples or those looking to downsize without compromising on style or location. The apartment also benefits from secure entry and well maintained communal areas, ensuring peace of mind and a pleasant living environment. With its delightful outlook, modern interiors and the advantage of no onward chain, this property represents a rare opportunity to acquire a truly impressive home ready for immediate occupation. Early viewing is highly recommended to appreciate all that this exceptional apartment has to offer.



3RD FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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