



Mathews House

158 Tadros Court, High Wycombe

- A Modern Built Top Floor Apartment With Two Private Balconies
- Well Presented Throughout And Available With No Onward Chain
- Open Plan Living Room/Kitchen
- Two Good Size Bedrooms, Bathroom And En-Suite Shower Room
- Long Lease, Allocated Underground Gated Parking
- Walking Distance Of Town Centre Amenities And Train Station

Just under a mile East of the town, part of a popular development, an approximate 10-minute walk from 25-minute London Marylebone trains. Local shops are a short walk as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50 acre Rye park. Two M40 junctions are 5-6 minute drive

Council Tax band: C

Tenure: Leasehold. 104 Years Remaining.

Service Charge - £2002.04 per annum

Ground Rent - £468.62 per annum

EPC Energy Efficiency Rating: C



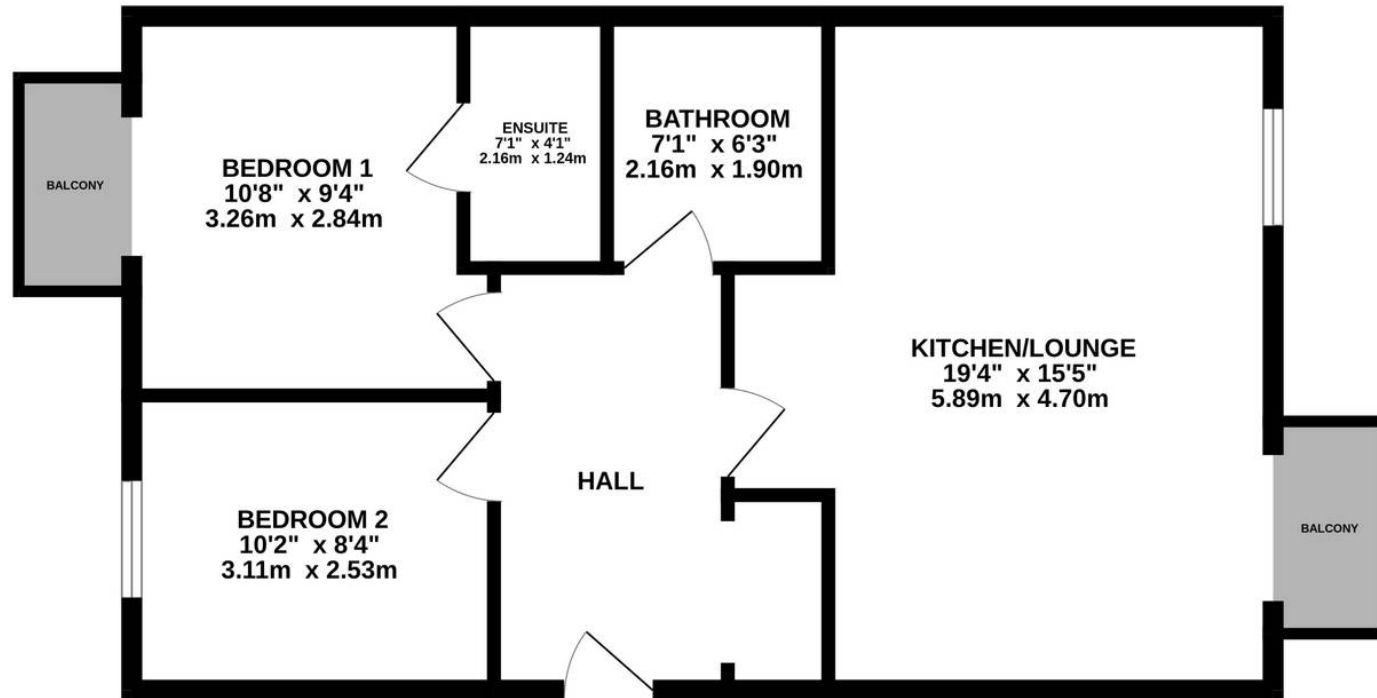
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This modern top floor apartment offers stylish and comfortable living, presenting an ideal opportunity for first-time buyers, professionals, or investors. The property features a spacious open plan living room and kitchen, designed to maximise both natural light and functionality. Two good size bedrooms provide ample accommodation, with the main bedroom benefiting from an en-suite shower room, while a contemporary bathroom serves the rest of the apartment. Two private balconies extend from the living space and master bedroom enhancing the overall sense of light and openness. The flat is well presented throughout and is available with no onward chain, allowing for a smooth and swift purchase process. Additional benefits include a long lease and allocated underground gated parking (providing both security and convenience). Residents will appreciate the close proximity to town centre amenities and the train station.



654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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